

RECAPP Facility Evaluation Report

Edmonton School District No. 7



McLeod Elementary School

B3214A
Edmonton

Facility Details

Building Name: McLeod Elementary School
Address: 14807 - 59 Street
Location: Edmonton

Building Id: B3214A
Gross Area (sq. m): 3,148.00
Replacement Cost: \$6,860,980
Construction Year: 1972

Evaluation Details

Evaluation Company: A&E Architectural & Engineering Group Inc.
Evaluation Date: November 7 2007
Evaluator Name: Vic Maybroda

Total Maintenance Events Next 5 years: **\$2,406,219**
5 year Facility Condition Index (FCI): **35.07%**

General Summary:

McLeod School is a one storey facility of 3,148.00 sq. M constructed in 1972.

The school contains 14 classrooms, a library, a science room, a computer room, an art room, a fine arts classroom, a gymnasium with stage, administration and ancillary support spaces.

At time of site visit, there were 380 enrolled students.

Structural Summary:

Concrete foundation walls on spread footings support load bearing concrete block walls and isolated columns located in the central library core area. Concrete slab on grade is located throughout the facility. The gymnasium and boiler room floor slabs are located 1/2 level below adjacent floor levels. Roof support is accomplished by glue-laminated beams and wood decking with metal decking supported by metal beams located over the boiler room and adjacent spaces.

Overall, the structure appears to be in acceptable condition.

Envelope Summary:

Exterior walls are composed of painted concrete block and textured stucco. Windows are sealed fixed and opening units, screen covered, in prefinished metal frames. Entry doors are painted metal in metal frames housing sealed glazing units with sealed glazed sidelights and transoms. The original roofing is an asphalt built-up membrane system.

Overall, the envelope elements appear to be in acceptable condition.

Interior Summary:

Flooring consists of carpeted classrooms, corridors, library, fine arts room and administration spaces. VCT is located in classrooms, corridors and ancillary spaces. Ceramic tile flooring is located in wash room spaces. Wood flooring is located in the gymnasium. Painted concrete floors are located in support spaces. Walls are painted concrete block and vinyl wall covering. Ceilings are suspended and glue-on acoustical tile units.

Interior doors are stained wood in aluminum frames to classrooms and metal frames in remaining spaces. Rated metal fire doors are in rated metal frames. Millwork is painted wood with plastic laminated counter tops. Stained wood paneling is located in the gymnasium.

Overall, the interior elements appear to be in acceptable condition.

Mechanical Summary:

The School suffers serious problems with the ventilation system. Air handling units cannot provide sufficient air circulation nor outdoor air to meet requirements set by ASHRAE. There are frequent ventilation problems reported from duct work clogging with dust, to ineffective and poor air circulation even after thorough duct cleaning. The air distribution system is not designed to provide proper air distribution to the School since the 1978 partition of the North side Classrooms. There are two (2) rooms in the School that have no air circulation as no supply or return air ducts are present. There are a few Storage Rooms that require the installation of exhaust fans to provide negative pressurization. The remained of the mechanical components in the school are in acceptable condition.

Electrical Summary:

The school was initially built in 1972 and no any modernized has been done since then. The electrical systems are well maintained and in good condition. The electrical power distribution system meets current school requirements.

The lighting systems are adequate and meet accepted standards for lighting levels, The fire alarm system was upgraded in 2001.

The electrical systems are well maintained and in good condition.

Rating Guide	
Condition Rating	Performance
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

S1 STRUCTURAL

A1010 Standard Foundations - 1972 Section*

Concrete foundation walls on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

A1030 Slab on Grade - 1972 Section*

Located throughout the facility.

Minor isolated floor cracks located in Staff Work Room and Girls Washroom adjacent east entry vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame) - 1972 Section*

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1972 Section*

Concrete block and metal columns and glue-laminated beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

B1020.01 Roof Structural Frame - 1972 Section*

Wood decking supported by glue-laminated beams with metal decking on steel beams over boiler room and adjacent spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

S2 ENVELOPE**B2010.01.02.02 Concrete Block: Ext. Wall Skin - 1972 Section***

Painted block on south and east facades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	75	MAR-08

B2010.01.08 Cement Plaster (Stucco): Ext. Wall - 1972 Section*

Applied over concrete block on west and north facades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	75	MAR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1972 Section*

Horizontal and vertical joints in stucco finish.

Isolated vertical joints in concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1972 Section**

Sealants applied around all exterior openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	MAR-08

Event: Repair Joint Sealers (caulking): Ext. Wall**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$23,618	Unassigned

Updated: APR-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1972 Section**

Painted concrete block and stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	15	MAR-08

Event: Repair Paints (& Stains): Exterior Wall**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$27,205	Unassigned

Updated: APR-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1972 Section*

Painted and stucco finished concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1972 Section*

No effervescence or condensation viewed or reported at time of site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1972 Section*

Painted grilles serving boiler room.

Painted screens over windows and entry door glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

B2010.09 Exterior Soffits - 1972 Section*

Stucco finished.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

B2020.01.01.01 Steel Windows (Glass & Frame) - 1972 Section**

Sealed fixed and opening units in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-08

Event: Replace 13 Exterior Standard Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$11,154	Unassigned

Updated: APR-08

B2030.01.02 Steel-Framed Storefronts: Doors - 1972 Section**

Painted metal doors and frames housing screened sealed glazing units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-08



West side entry doors.

Event: Replace 10 Exterior Entrance Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$28,600	Unassigned

Updated: APR-08

B2030.02 Exterior Utility Doors - 1972 Section**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-08

Event: Replace 4 Exterior Utility Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,746	Unassigned

Updated: APR-08

B3010.01 Deck Vapor Retarder and Insulation - 1972 Section*

No visible or reported roof leaks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)**

Built-up roof over all areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	25	MAR-08



Partial view of roof.

Event: Replace 3150 Sq. M Built-up Asphalt Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$324,324	Unassigned

Updated: APR-08**B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1972 Section***

Roof hatch, exhaust fan housings, roof drains, plumbing and chimney vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

S3 INTERIOR

C1010.01.03 Unit Masonry Assemblies: Partitions -

Painted concrete block.

Minor vertical settlement cracks in two west side classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

C1010.02 Interior Demountable Partitions - *

Classroom walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

C1010.03 Interior Operable Folding Panel Partitions - **

Fabric covered folding partition separating stage and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-08

Event: Replace Interior Operable Folding Panel Partitions**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,386	Unassigned

Updated: APR-08

C1010.05 Interior Windows - *

Wire glazed units in painted metal frames at administration office/corridor.

Glazed unit in painted metal frame between library/conference room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

C1020.01 Interior Swinging Doors (& Hardware) - *

Stained wood in aluminum frames at classrooms.

Painted metal in metal frames for remaining spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-08

C1020.03 Interior Fire Doors - *

Painted metal in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

C1030.01 Visual Display Boards - **

Green and tack boards in teaching and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	MAR-08

Event: Replace 40 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$50,336	Unassigned

Updated: APR-08

C1030.02 Fabricated Compartments(Toilets/Showers) - **

Painted metal toilet partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-08

**Event: Replace 17 Fabricated
Compartments(Toilets/Showers)** -]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$24,596	Unassigned

Updated: APR-08

C1030.06 Handrails - *

Painted metal handrails in boiler room.

Painted wood handrails located at north entry vestibule, at stair between Staff Room and Staff Work Room, and from corridors to gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

C1030.08 Interior Identifying Devices - *

Interior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

Event: Install Room Identification to 55 Doors**Concern:**

Room names and numbers not provided on interior doors.

Recommendation:

Provide and install room names and numbers on interior doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2011	\$6,292	High

Updated: APR-08

C1030.12 Storage Shelving - *

Painted wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

C1030.14 Toilet, Bath, and Laundry Accessories - *

Toilet and waste paper dispensers, mirrors, soap dispensers, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-08

C2010.01 Cast-In-Place Concrete Stair Construction

Located north entry vestibule, access corridors to gymnasium and to boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

C2020 Stair Finishes

Carpet finish to north vestibule stair.

VCT finish to stairs accessing stairs to gymnasium.

Painted concrete stair to boiler room stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

C3010.02 Wall Paneling - **

Wood stained paneling located in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-08

Event: Replace 80 sq. M Wall Paneling**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$9,152	Unassigned

Updated: APR-08



View of gymnasium finishes.

C3010.06 Tile Wall Finishes - **

Ceramic tile around boys washroom urinals

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-08

Event: Replace Tile Wall Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,718	Unassigned

Updated: APR-08

C3010.11 Interior Wall Painting - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	10	MAR-08

C3010.12.01 Vinyl-Coated Fabric Wall Coverings

Wall fabric covering located to non-painted concrete block walls in classrooms corridors and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

C3020.01.02 Paint Concrete Floor Finishes - *

Located in mechanical room, boiler room, exterior equipment and gymnasium storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	10	MAR-08

C3020.03 Terrazzo Floor Finishes - *

Located in washroom spaces.

Minor settlement cracks in girls washroom adjacent east entry vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	75	MAR-08

C3020.04 Wood Flooring**

Located in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-08

Event: Replace 356 sq. M Wood Strip Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$112,112	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - **

VCT flooring located in classrooms, science room corridors, stage area, administration area and support spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	MAR-08

Event: Replace 1,100 sq. M VCT Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$56,628	Unassigned

Updated: APR-08

C3020.08 Carpet Flooring - **

Located in classrooms, library, corridor space and administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	15	MAR-08

Event: Replace 1160 sq. M Carpet Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$112,798	Unassigned

Updated: APR-08

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) - **

Located in classrooms, corridors, and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	25	MAR-08

Event: Replace 1100 sq. M Acoustic Ceiling Treatment (Susp.T-Bar)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$56,056	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

Painted gypsum wallboard in storage rooms.

Painted wood deck located in library, stage area and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	MAR-08

C3030.09 Other Ceiling Finishes*

300 x 300 glue on ceiling tile located in corridor space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

S4 MECHANICAL**D2010.01 Water Closets - 1972**

Fifteen (15) American Standard, floor mounted, vitreous china water closets complete with flush valves and open front seats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	MAR-08

Event: Replace Fifteen (15) Water Closets 1993

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,160	Unassigned

Updated: APR-08

D2010.01 Water Closets - 1993

Two (2) American Standard, close coupled, vitreous china, floor mounted, tank type water closets complete with Olsonite seat and cover.

One (1) American Standard, close coupled, vitreous china, floor mounted elongated tank type water closets complete with open front seat and grip bars.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	35	MAR-08

Event: Replace Three (3) Water Closets 1993

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$3,432	Unassigned

Updated: APR-08

D2010.02 Urinals - 1972

Seven (7) American Standard, floor mounted, stall type, vitreous china urinals complete with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	MAR-08

Event: Replace Seven (7) Urinals 1972

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$12,012	Unassigned

Updated: APR-08

D2010.02 Urinals - 1993

One (1) American Standard, floor mounted, stall type, vitreous china urinal complete with flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	35	MAR-08

Event: Replace One (1) Urinal 1993

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$1,716	Unassigned

Updated: APR-08

D2010.03 Lavatories - 1972

One (1) wall hung vitreous china, complete with metering faucet serving Infirmary Washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	MAR-08

Event: Replace One (1) Lavatory 1972

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,013	Unassigned

Updated: APR-08

D2010.03 Lavatories - 2006

Twenty one (21) oval, stainless steel Kindred, vanity top mounted, complete with push valve faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	35	MAR-08

Event: Replace Twenty-One (21) Lavatories 2006

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$16,216	Unassigned

Updated: APR-08

D2010.04 Sinks - **

The School is equipped with;

- Eleven (11) counter top mounted single compartment, stainless steel Stainless Queen sinks complete with goosneck spout, metering faucet and water fountain.
- One (1) counter top mounted single compartment, stainless steel Stainless Queen sinks complete with goosneck spout and metering faucet.
- Two (2) counter top mounted large stainless steel Stainless Queen sinks complete with swing spout, metering faucet and oil interceptor mounted under counter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-08

Event: Replace Fourteen (14) Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$13,431	Unassigned

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - **

Two (2) double, wall hung, vitreous china drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	MAR-08

Event: Replace Two (2) Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,805	Unassigned

Updated: APR-08

D2010.09 Other Plumbing Fixtures - *

The school has four (4) non-freeze hose bibs serving the perimeter of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

D2020.01.01 Pipes and Tubes: Domestic Water - *

All domestic water piping throughout the school is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

D2020.01.02 Valves: Domestic Water - **

All plumbing fixtures isolated individually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-08

Event: Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,785	Unassigned

Updated: APR-08

D2020.01.03 Piping Specialties (Backflow Preventors) - **

Backflow prevention valve on make up line to boilers 3/4" Watts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-08

Event: Piping Specialties (Backflow Preventors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$13,504	Unassigned

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water - **

Domestic hot water recirculated by a Bell & Gosset pump model 189034.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	MAR-08

Event: Replace One (1) Domestic Water Circulating Pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,288	Unassigned

Updated: APR-08

D2020.02.06 Domestic Water Heaters - **

State model SET-75-120-NE8DF-CGA with an input of 108,000 BTUH a capacity of 75 gallon and a recovery of 90.8 gallons per hour. School does not have backup capability.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	MAR-08

Event: Replace One (1) Domestic Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,864	Unassigned

Updated: APR-08

D2020.03 Water Supply Insulation: Domestic - *

All water supply lines are insulated throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

D2030.01 Waste and Vent Piping - *

PVC and ABS piping system throughout the school. Each fixture vented to atmosphere. Traps are provided where necessary. Sanitary drainage effluent is collected into common 6" sanitary main. Flows by gravity @ 1% slope.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems - *

Roof drains are connected to the 6" storm line providing the school's storm drainage to the North, the storm line connects to the municipal storm main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

D2040.02.04 Roof Drains - *

The School is equipped with 4" Zurn Roof Drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-08

D3010.02 Gas Supply Systems - *

The School is serviced by a 3" gas line that enters the Mechanical Rooms from the West.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	60	MAR-08

D3020.02.01 Heating Boilers and Accessories: H.W. - **

Two (2) Weil McLain model MG-18 hot water boilers with an input of 2,010,400 BTUH. Boiler is complete with low water cutoff valve, pressure relief valve, Anthes Westeel model 25 A283006, chemical feeder and interlocked to the DDC system. Water circulated through the system by two (2) pumps, the first pump is powered by a Century frame 145TC type SC 2hp @ 1,745 rpm, the second pump is powered by a Baldor motor Frame 145TC, series F300 2hp @ 1,740 rpm. Both pumps are connected to 208V, three phase power. The hot water circulated through the system and serves the School's unit heaters, perimeter heating, force flow heaters and air coils throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	MAR-08

Event: Replace Two (2) Heating Boilers and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$114,400	Unassigned

Updated: APR-08**D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler - ****

Chimneys and combustion air ducts are of adequate size complete with air dampers and in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-08

Event: Chimneys (&Comb. Air): H.W. Boiler

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$11,440	Unassigned

Updated: APR-08**D3020.02.03 Water Treatment: H. W. Boiler - ***

Chemical pot feeder serving hot water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

D3030.06.02 Refrigerant Condensing Units - **

Server Room and Computer Lab overheat due to heat generation from electronic equipment - poor air quality.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	25	MAR-08

Event: Install Split System Air Conditioning Unit**Concern:**

Server Room and Computer Lab overheat.

Recommendation:

Install split system air conditioning units for both of the above named rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$6,921	Medium

Updated: MAR-08

D3040.01.01 Air Handling Units: Air Distribution - **

One (1) air handling unit is located in the South West Mechanical Room, the unit is complete with a supply air fan with a General Electric type KW, frame 215T, 10hp @ 1,750 rpm motor the unit provides air to the Gymnasium and the South and North portion of the School. One (1) air handling unit is located in the Central Mechanical Room, the unit is a Bahnson AHU complete with a Bahnson supply air fan model 751 connected to 115 V single phase power and a Sheldons Type 1H22F return air fan The unit supplies air to the office area of the School. The air units are undersized and do not have the capacity to provide an adequate amount of ventilation or fresh air to the Classrooms. They also breakdown frequently due to there age. The Classrooms on the North side of the School also do not have enough air supply for 25 to 30 occupants per room. The Computer Lab on the South side of the School has two (2) 24"x24" square diffusers supplying air to a space that has 40 stations, not only does the Lab suffer from overheating but extremely poor ventilation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	30	MAR-08

Event: Replace Two Air Handling Units**Concern:**

The units do not have the capacity to supply air to the school and ventilation problems are frequent.

Recommendation:

Replace units and redistribute ductwork to provide a proper ventilation system to the School. (price includes new ductwork distribution).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$547,387	High

Updated: APR-08

D3040.01.03 Air Cleaning Devices:Air Distribution - *

Standard 2" replaceable medium filters are used in both air handling units, changed on regular intervals, ducts and air coils get clogged with dust on a regular basis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

D3040.01.04 Ducts: Air Distribution - *

School is equipped with galvanized steel ducts throughout providing the supply air. Return air is through louvers above doors. Hallway as return air plenum. Counseling Rooms in the North side of the School do not have any return or supply air ducts (no ventilation). Very poor air circulation throughout the perimeter Classrooms on the North side of the School. Computer Lab has extremely poor air supply there are two 24" x 24" diffusers serving a Classroom with 40 stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	0	MAR-08

Event: Ducts: Air Distribution**Concern:**

Counselling Rooms do not have any ventilation (no supply or return air ducts).

Recommendation:

Install ductwork to supply rooms with air.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$2,746	High

Updated: MAR-08

D3040.01.07 Air Outlets & Inlets:Air Distribution - *

Two (2) 24"x24" square ceiling mounted four way diffusers are installed in typical Classrooms. Not enough supply air for an occupancy of 25-30 students per Classroom. Diffusers cannot handle air capacity that is a standard set by ASHREA. Two (2) Counseling Rooms do not have any air supply or return air. Supply air to Gymnasium through diffusers return air through egg crate grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	0	MAR-08

D3040.03.01 Hot Water Distribution Systems - **

Insulated copper piping distribution to unit heaters, perimeter heating, force flow heaters and air coils throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-08

Event: Hot Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$282,132	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust - **

The following exhaust fans serve to ventilate the School's Washrooms and Storage Rooms.

- One (1) Domex LB452 with a 1/6 hp motor.
- Two (2) Domex BB45 with a 1/6 hp motor.
- Two (2) Domex XR32
- One (1) Domex BB531

Four Storage Rooms in the school do not have exhaust air fans provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	30	MAR-08

Event: Install Exhaust Fans With Ductwork**Concern:**

Four Storage Rooms in the School do not have exhaust fans installed.

Recommendation:

Install appropriate ductwork and exhaust fans to provide rooms with negative pressurization.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$18,304	Medium

Updated: MAR-08

Event: Replace Six (6) Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$25,740	Unassigned

Updated: APR-08

D3040.04.03 Ducts: Exhaust - *

Exhaust air ductwork to roof and ceiling mounted fans. All ducts insulated with 1" thermal insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

D3040.04.05 Air Outlets and Inlets: Exhaust - *

Standard egg crate grilles are provided to exhaust air ducts, grilles are in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

D3050.02 Air Coils - **

Air coils located throughout ductwork to provide the School with zoning temperature control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-08

Event: Air Coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$9,152	Unassigned

Updated: APR-08

D3050.05.02 Fan Coil Units - **

Four (4) force flow heaters at entrances to the School complete with thermostats.
Unit heater serving combustion air duct.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-08

Event: Replace Five (5) Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$28,600	Unassigned

Updated: APR-08

D3050.05.03 Finned Tube Radiation - **

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	MAR-08

Event: Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$134,463	Unassigned

Updated: APR-08

D3060.02 HVAC Instrumentation and Controls -

Pneumatic control pressure controls the AHUs in the school. The compressed air is generated by DevilBiss model JUBJ-5031 pump complete with compressed air dryer. The school is complete with a Barber Coleman Network 8000 DDC Controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-08

Event: HVAC Instrumentation and Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$137,280	Unassigned

Updated: APR-08

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

Wall hung 5 lbs. ABC fire extinguishers located throughout School, at all entrances and within 75' walking distance of all occupied spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-08

S5 ELECTRICAL**D5010.03 Main Electrical Switchboards (Main Distribution) - ****

The service for the school is 120/208V, 3 phase, 4 wire and rated at 600A. The main distribution equipment is combination of main fuse disconnect and splitter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1972	40	MAR-08

Event: Replace Main Electrical Distribution

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$34,320	Unassigned

Updated: APR-08

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - **

The panels were installed with original building with limited space for future usage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1972	30	MAR-08

Event: Replace 4 Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$25,168	Low

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

The individual motor starters for major mechanical equipment control were installed with original building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1972	30	MAR-08

Event: Replace 8 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,576	Low

Updated: APR-08

D5020.01 Electrical Branch Wiring - *

The wires were installed with original building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1972	0	MAR-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

The lights in the classrooms and offices are controlled locally and the hallway lights are controlled in the administration office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1972	0	MAR-08

D5020.02.02.02 Interior Florescent Fixtures - **

All the fluorescent light fixtures are T-12 lamp fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1972	30	MAR-08

Event: Replace 610 Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$82,597	Low

Updated: APR-08

D5020.02.03.03 Exit Signs - *

The Exit signs were retrofit with LED type lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	MAR-08

D5020.03.01.04 Exterior H.P. Sodium Fixtures - *

The fixtures are good condition and have good lighting coverage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1972	0	MAR-08

D5020.03.02 Lighting Accessories: Exterior (Lighting Controls) - *

All the outdoor lights are controlled by photocell

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1972	0	MAR-08

D5030.01 Detection and Fire Alarm - **

A fully addressable EST-2 panel is used for fire alarm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2001	25	MAR-08

Event: Replace Fire Alarm System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$57,200	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

The Magnum system is used and the motion sensors are installed through entire school hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	25	MAR-08

Event: Replace Intrusion Detection System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$22,880	Unassigned

Updated: APR-08

D5030.02.04 Video Surveillance - **

The Capture CTP-CQ4 system is used and only has 2 Cameras, but without recoding function.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	MAR-08

Event: Replace Video Surveillance System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$9,152	Unassigned

Updated: APR-08

D5030.03 Clock and Program Systems - *

System is built-in with school Public Address and Music System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-08

D5030.04.01 Telephone Systems - *

The Nortel Norstar system is used for the telephone system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-08

D5030.04.05 Local Area Network Systems - *

The outlets are installed through entire school classrooms and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	0	MAR-08

D5030.05 Public Address and Music Systems - **

The Bogen Multicom 2000 system is installed to perform Clock and Program System, Call, Paging, PA and Music functions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	20	MAR-08

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$40,040	Unassigned

Updated: APR-08

D5090.02 Packaged Engine Generator Systems (Emergency Power System)**

A 5kw emergency generator is used mainly for school emergency lights, fire alarm and computer systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	MAR-08

Event: Replace Emergency Generator Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,160	Low

Updated: APR-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02 Library Equipment - ***

Plastic laminated shelving units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1972	0	MAR-08

E1090.07 Athletic, Recreational, and Therapeutic Equipment - *

Basketball hoops, badminton and climbing equipment and floor mats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

E2010.02 Fixed Casework - **

Painted wood with plastic laminated counter tops located in teaching and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	MAR-08

Event: Replace 200 m Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$91,520	Unassigned

Updated: APR-08**E2010.03.01 Blinds - ****

Vertical louvre blinds over exterior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-08

Event: Replace 13 Window Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,720	Unassigned

Updated: APR-08**F2020.01 Asbestos - ***

Major asbestos abatement undertaken in 2006 in response to Hazardous Materials Survey Report undertaken in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1972	0	MAR-08

F2020.04 Mould - *

No mould viewed or reported on site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1972	0	MAR-08

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance - *

Level asphalt and concrete walkway to south entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

K4010.02 Barrier Free Entrances - *

Entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

Event: Install BFA Door Equipment

Concern:

Entry doors do not meet BFA requirements.

Recommendation:

Install power actuated equipment to entry doors meeting BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$9,152	Medium

Updated: APR-08

K4010.03 Barrier Free Interior Circulation - *

Stairs to gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

Event: Install BFA Stair Platform

Concern:

Gymnasium stairs limit BFA accessibility.

Recommendation:

Install BFA powered stair platform to access gymnasium from adjacent corridor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$14,300	High

Updated: APR-08

K4010.04 Barrier Free Washrooms - *

BFA accessible toilet partitions and lavatory units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

RECAPP Facility Evaluation Report



Mcleod Elementary School

S3214
Edmonton

Facility Details**Building Name:** Mcleod Elementary School**Address:****Location:** Edmonton**Building Id:** S3214**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:** A&E Architectural & Engineering Group Inc.**Evaluation Date:** November 7 2007**Evaluator Name:** Vic Maybroda**Total Maintenance Events Next 5 years:** **\$124,104****5 year Facility Condition Index (FCI):** **0%****General Summary:**

The site provides vehicle and pedestrian access from 59th Street on the east side of the school. An asphalt driveway leads to an asphalt paved parking area. An adjacent asphalt paved area serves as a playing surface.

A concrete surfaced walkway accesses the main entry from the street with secondary concrete surfaced walkways accessing the north, south and east entry vestibules.

A small creative play area is shared by the community with grassed soccer pitches and ball field located on the east side of the school.

Mature trees and shrubbery are located adjacent the main and north entries.

The site is generally flat but provides positive drainage away from the school building.

Overall, the site elements appear to be in acceptable condition.

Structural Summary:**Envelope Summary:****Interior Summary:****Mechanical Summary:****Electrical Summary:****Rating Guide**

Condition Rating	Performance
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

S7 SITE

G2010.02.02 Flexible Pavement Roadway (Asphalt) - **

Driveway joining the parking lot from 59th Street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	25	MAR-08

Event: Replace 120 sq M Flexible Pavement Roadway (Asphalt)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$13,728	Unassigned

Updated: APR-08

G2010.05 Roadway Curbs and Gutters - *

Cast in place concrete curbs.around paved driveway

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G2020.02.02 Flexible Paving Parking Lots(Asphalt) - **

Located on south side of school contains minor cracks and indentations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	25	MAR-08



Event: Replace 750 sq. M Flexible Paving Parking Lots(Asphalt)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$56,628	Unassigned

Updated: APR-08

G2020.05 Parking Lot Curbs and Gutters - *

Cast-in-place concrete curb around parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G2020.06.03 Parking Lot Signs - *

Staff, visitor and BFA signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	0	MAR-08

Event: Install Parking Lot Signage**Concern:**

Insufficient signage for BFA and visitors.

Recommendation:

Install required signage in conjunction with asphalt parking lot replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2011	\$1,716	Unassigned

Updated: APR-08

G2020.06.04 Pavement Markings - *

Painted line marking on asphalt pavement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	0	MAR-08

Event: Install Parking Lot Painted Line Markings**Concern:**

Painted lines delineating parking stalls are not visible.

Recommendation:

Install painted lines to parking lot.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,144	Unassigned

Updated: APR-08

G2030.04 Rigid Pedestrian Pavement (Concrete) - **

Concrete surfaced walkways accessing school vestibules and creative play space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	25	MAR-08

Event: Replace 150 sq M Rigid Pedestrian Pavement (Concrete)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$23,514	Unassigned

Updated: APR-08

G2040.02 Fences and Gates -

Chain link fencing located on north and east side of school site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	MAR-08

Event: Replace 80 lin. M Fences and Gates

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,926	Unassigned

Updated: APR-08

G2040.03 Athletic and Recreational Surfaces - **

Asphalt surface play area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-08

Event: Replace 280 Sq. M Athletic and Recreational Surfaces**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$21,164	Unassigned

Updated: APR-08

G2040.05 Site and Street Furnishings - *

Bike racks and fibreglass seating around creative play area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G2040.06 Exterior Signs - *

School identification sign mounted on building face.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G2040.08 Flagpoles - *

One free standing metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G2050.04 Lawns and Grasses - *

Sodded area adjacent on west, north and east side of school.
Grassed soccer and ball fields.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G2050.05 Trees, Plants and Ground Covers - *

Mature trees and shrubbery located on west, north and east sides of school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G3010.02 Site Domestic Water Distribution - *

Underground from municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G3010.03 Site Fire Protection Water Distribution - *

Fire hydrant located on street adjacent parking lot entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G3020.01 Sanitary Sewage Collection - *

Underground to municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G3030.01 Storm Water Collection - *

Underground to municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G3060.01 Gas Distribution - *

Underground from municipal street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G4010.01 Electrical Substations - *

Above ground transformer located adjacent school entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G4010.02 Electrical Power Distribution Lines - *

Underground to transformer and underground to school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G4010.04 Car Plugs-ins - *

Mounted on painted metal parking lot railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08

G4020.01 Area Lighting - *

Lighting standard located adjacent parking lot and asphalt surfaced play area.
Fixtures mounted on building facade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	MAR-08