

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Menisa School

B3219A
Edmonton

Facility Details

Building Name: Menisa School
Address: 933 Knottwood Road S.
Location: Edmonton

Building Id: B3219A
Gross Area (sq. m): 2,596.20
Replacement Cost: \$5,658,347
Construction Year: 1981

Evaluation Details

Evaluation Company: A&E Architectural & Engineering Group Inc.
Evaluation Date: November 9 2007
Evaluator Name: Vic Maybroda

Total Maintenance Events Next 5 years: **\$1,167,164**
5 year Facility Condition Index (FCI): **20.63%**

General Summary:

The original single storey Menisa School was construed in 1981 containing 2,188.9 sq. M in area. An attached 4 classroom portable unit of 407.35 was added in 1982. The school including portables comprises of 2 kindergarten spaces, 8 classrooms, a computer room, a library, a music room, a lunch room/ stage space, a gymnasium, ancillary and support spaces.

At time of site visit there were 154 enrolled students.

Structural Summary:

Foundations consist of concrete grade beams supported by cast-in-place concrete piles with cast-in-place concrete slab on grade sub floor throughout. Steel beams supported by steel columns and load bearing concrete block walls support metal roof deck on metal OWS roof joists.

Overall the structural elements appear to be in acceptable condition.

Envelope Summary:

The exterior is clad in face brick with painted horizontal wood cladding elements over window units. Windows are sealed fixed and opening units in prefinished metal frames with insulated panels below the window units. Doors are painted metal clad in painted metal frames. Entry doors contained sealed fixed glazing units. Roofing is built-up asphalt membrane system with painted metal flashing. Clearestory window units are located over the central library.

Overall the envelope elements appear to be in acceptable condition.

Interior Summary:

Flooring consists of vinyl composite tile (VCT), carpeting, ceramic tile and wood strip flooring. Walls consist of prefinished vinyl covering, ceramic tile, painted concrete block and gypsum wallboard. Ceiling are suspended acoustical tile, painted gypsum wallboard and painted exposed structural elements. Stain finished wall paneling is located in the music room and upper levels of the library below the clearstory window units. Painted wood doors and fire rated doors are contained in painted metal frames. Interior glazing units in painted metal frames are located at the administration area. Wash rooms contain prefinsihed metal toilet partitions. Casework is painted wood with plastic laminated counter tops. White and tack boards are located in teaching and administration spaces. Windows have louvered blinds.

Overall the interior elements appear to be in acceptable condition.

Mechanical Summary:

The overall mechanical system is in good operating condition. The School's gas line running on the roof is rusted and is in need of replacement. There are four (4) rooms in the school that need exhaust fans installed. The Server Room overheats due to electrical equipment and needs a split system air conditioning unit installed, and a EMCS should be installed.

Electrical Summary:

The school was initially built in 1981 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 security, fire alarm and intercom systems have been upgraded in recent years.

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 - 1981 Section*

Concrete grade beams and concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

A1030 Slab on Grade - 1981 Section*

Concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame)*

Metal beams and columns

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1981 Section*

Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

B1020.01 Roof Structural Frame - 1981 Section*

Metal roof deck supported by OWS joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-08

B1020.04 Canopies - 1981 Section*

Wood framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-08

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1981 Section*

Face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	75	MAR-08

B2010.01.06 Siding Panels - 1981 Section

Painted horizontal wood panels over entry vestibules, claearstory units and window units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-08

Event: Replace 160 sq. M Siding Panels - 1981 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$21,965	Unassigned

Updated: APR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1981 Section*

Vertical construction joints in brick cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1981 Section**

Sealants around all exterior openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	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	\$16,181	Unassigned

Updated: APR-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1981 Section**

Painted wood horizontal panels over entry vestibules, clearstory units and window units.
Painted louvres, doors, door frames and window screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	15	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,801	Unassigned

Updated: APR-08

B2010.02.03 Masonry Units: Ext. Wall Const.*

Load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1981 Section*

No effervescence or condensation visible or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1981 Section*

Painted mechanical louvres and window grill screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

B2010.09 Exterior Soffits - 1981 Section*

Painted wood strip siding members.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

B2020.01.01.02 Aluminum Windows (Glass & Frame) 1981 Section**

Sealed fixed and opening units in prefinished aluminum frames with painted metal screens over.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-08

Event: Replace 51 Exterior Standard Windows - 1981 Section]

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$93,541	Unassigned

Updated: APR-08

B2030.01 Exterior Entrance Doors - 1981 Section

Painted metal in painted metal frames with sealed glazing units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-08

Event: Replace 16 Exterior Entrance Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$41,948	Unassigned

Updated: APR-08

B2030.02 Exterior Utility Doors - 1981 Section**

Painted metal in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-08

Event: Replace 13 Exterior Utility Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$10,691	Unassigned

Updated: APR-08

B3010.01 Deck Vapor Retarder and Insulation - 1981 Section*

No visible leaks or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

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

Built-up asphalt roofing over all areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-08



Partial view of built-up roofing.

Event: Replace 2,188 sq. M Built-up Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$232,690	Unassigned

Updated: APR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1981 Section*

Roof hatch, exhaust fan housing, plumbing vents and roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

B3020.02.03 Roof Windows (Clearstory)

Sealed fixed units in prefinished metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

S3 INTERIOR

C1010.01.03 Unit Masonry Assemblies: Partitions -

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

C1010.05 Interior Windows - *

Fixed glazing units in painted metal frames to Principal and Vice Principals office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-08

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

Painted wood doors in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-08

C1020.03 Interior Fire Doors - *

Painted metal doors in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

C1030.01 Visual Display Boards - **

White and tack boards located in teaching and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-08

Event: Replace 30 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$35,276	Unassigned

Updated: APR-08

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

Prefinished toilet compartments located in staff and student wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-08

**Event: Replace 16 Fabricated
Compartments(Toilets/Showers)****

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,592	Unassigned

Updated: APR-08

C1030.08 Interior Identifying Devices - *

Room names and numbers applied to doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-08

C1030.12 Storage Shelving - *

Painted wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

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

Toilet paper dispensers, mirrors, hand dryers, soap dispensers, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-08

C3010.02 Wall Paneling - **

Stained wood strip paneling located in Music Room and upper wall level of Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-08



Wall paneling in Music Room.

Event: Replace 150 sq. M Wall Paneling**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,580	Unassigned

Updated: APR-08

C3010.06 Tile Wall Finishes - **

Located in shower rooms and around boys and mens wash room urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-08

Event: Replace 100 sq. M Tile Wall Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$25,740	Unassigned

Updated: APR-08

C3010.11 Interior Wall Painting - *

Painted concrete block and gypsum wallboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	10	MAR-08

C3010.12 Wall Coverings - *

Vinyl wall covering located in teaching spaces and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	15	MAR-08

C3020.01.02 Paint Concrete Floor Finishes - *

Located in mechanical room and support spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	10	MAR-08

C3020.02 Tile Floor Finishes - **

Located in wash and shower rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-08

Event: Replace 197 sq. M Tile Floor Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$51,823	Unassigned

Updated: APR-08

C3020.04 Wood Flooring**

Located in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-08

Event: Replace 364 sq. M Wood Strp Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$116,688	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - **

VCT flooring located in classrooms, corridors and ancillary spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-08

Event: Replace 612 sq. M Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$32,032	Unassigned

Updated: APR-08

C3020.08 Carpet Flooring - **

Located in classrooms, library, music room, corridor and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	15	MAR-08

Event: Replace 770 sq. M Carpet Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$74,932	Unassigned

Updated: APR-08

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

Located in classrooms, library, music room, corridors, administration and support spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-08

Event: Replace 770 sq. M Acoustic Ceiling Treatment (Susp.T-Bar)*

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$40,040	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

Located in support spaces and support elements of gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-08

S4 MECHANICAL

D2010.04 Sinks - **

One (1) large 24"x36" stainless steel sink complete with swing spout.

One (1) triple compartment stainless steel sink complete with 14" swing spout and metering faucet.

Ten (10) stainless steel single compartment sinks complete with 8" gooseneck spout, metering faucet and drinking fountains.

Three (3) Molded Stone MSB-2436 floor mounted mop sinks with backsplash and 800A valve breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-08

Event: Replace Fifteen (15) Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,280	Unassigned

Updated: APR-08

D2010.05 Showers - **

One (1) three wall shower complete with mixing valve and shower head.

Eight (8) shower heads with push valves serving Boys' and Girls' Showers, water temperature is controlled by a Symmons temperature control valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-08

Event: Replace Nine (9) Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,883	Unassigned

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - **

Eight (8) wall hung, vitreous china drinking fountains located in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-08

Event: Replace Eight (8) Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,221	Unassigned

Updated: APR-08

D2010.09 Other Plumbing Fixtures - *

Perimeter of the building is equipped with non-freeze hose bibs with backflow preventors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - **

The School is equipped with the following Washroom fixtures:

- Three (3) vanity top mounted, vitreous china lavatories complete with mixing faucet.
- Five (5) wall hung, vitreous china lavatories complete with push valve faucets.
- Eleven (11) Aristaline vanity top mounted, stainless steel, oval lavatories complete with push valve faucets.
- Two (2) American Standard barrier free, elongated, vitreous china, floor mounted water closets complete with Teck flush valves and open front seats.
- Thirteen (13) American Standard, elongated, vitreous china, floor mounted water closets complete with Teck flush valves and open front seats.
- Four (4) close coupled, vitreous china, floor mounted water closets complete with seat and covers.
- Six (6) Crane, floor mounted, stall type, top inlet, urinals complete with Teck flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-08

Event: Replace Fourty-Four (44) Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$44,753	Unassigned

Updated: APR-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	1981	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	1981	40	MAR-08

Event: Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$15,842	Unassigned

Updated: APR-08

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

Backflow preventors on all non freeze hose bibs located around the perimeter of the School.
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	1998	20	MAR-08

Event: Piping Specialties (Backflow Preventors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$9,389	Unassigned

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water - **

One (1) Bell & Gossett circulating pump model PL-52B.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	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	2023	\$2,278	Unassigned

Updated: APR-08

D2020.02.06 Domestic Water Heaters - **

Two (2) A.O. Smith domestic water heaters provide the School with domestic hot water. They are model BTRC120-110 with an input capacity of 108,000 BTUH a storage capacity of 71 gallons and 104.76 gallon per hour recovery. The School has backup capability.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	MAR-08

Event: Replace Two (2) Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$8,580	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	1981	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 to the South.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems - *

Roof drains are connected to the 12" storm line providing the School's storm and connects to the municipal storm main to the South of the School.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

D2040.02.04 Roof Drains - *

4" Zurn roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-08

D3010.02 Gas Supply Systems - *

4" Gas lines enters the School via the Gas Metering Room on the South East corner of the School. A 3" gas line runs along the roof to the Portable Pods to provide gas to the furnaces, gas line is corroded and needs replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	60	MAR-08

Event: Roof Top Gasline**Concern:**

Gas line is rusted.

Recommendation:

Need replacement and ensure gas line is painted to protect from environment.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$9,650	Low

Updated: MAR-08



Rusted gas line

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

Two (2) Rheem model UB1216-2SS1A copper tube boilers with an input capacity of 1,094,400 BTUH provide heating water for the School. The boilers are complete with pressure relief valves, low water cut off, flow control valve model 3282LA, Bell & Gossett model 192 circulating pumps with a 4.2 L/s capacity and a 3hp motor and chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	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	2016	\$71,100	Unassigned

Updated: APR-08

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

Two (2) domestic water heaters are connected to a single type-B vent, two (2) boilers are connected to two (2) type-B vents, one serving each boiler. Both vents are thermally insulated with 2" insulation, 3 meters from roof penetration. Combustion air duct to spillbox complete with a unit heater. Open ended relief air duct located on roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	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	\$12,466	Unassigned

Updated: APR-08

D3020.02.03 Water Treatment: H. W. Boiler - *

Chemical pot feeder serves the hot water heating system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

D3030.06.02 Refrigerant Condensing Units - **

The School is not equipped with air conditioning units. Server Room overheats due to electrical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	25	MAR-08

Event: Install Split System A/C Unit in Server Room**Concern:**

Server Room 3 does overheats due to generation of heat from the electronic equipment.

Recommendation:

Install a split unit air conditioning system in Server Room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$1,373	Medium

Updated: MAR-08

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

The School is equipped with two (2) air handling units, AHU-1 provides ventilation to the Gymnasium while AHU-2 provides ventilation to the rest of the School.

Both units are Trane air handling units complete with return and supply fans, two (2) heating coils per unit, one (1) for the supply and one (1) for the return air duct both units mix in outside air that is supplied via outside air duct complete with pneumatic dampers.

AHU-1 is equipped with

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-08

Event: Replace Two (2) Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$184,942	Unassigned

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.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

D3040.01.04 Ducts: Air Distribution - *

School is equipped with galvanized steel ducts throughout providing the supply and return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

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

Square 24"x24" ceiling diffusers located throughout the School supply air into Classrooms. Egg crate grilles serve the return air back to the air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

D3040.03.01 Hot Water Distribution Systems - **

Insulated copper piping distribution to perimeter radiation in the Classrooms, force flow heaters in entrance vestibules, and four (4) unit heater. The piping is insulated throughout and in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-08

Event: Hot Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$240,240	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust - **

Five (5) roof top mounted exhaust fans powered by Emerson SA55NXTD-4514 1/4hp motors serving the School's Locker Rooms, and Washrooms.

Two (2) Broan model 78000 kitchen exhaust fans with a 170 CFM capacity located in Kitchens.

There are three (3) Storage Rooms and one (1) Copy Room that do not have exhaust fans installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	30	MAR-08

Event: New Exhaust Fans and Ducts**Concern:**

There are three (3) Storage Rooms and one (1) Copy Room in the School that do not have exhaust fans installed.

Recommendation:

Install exhaust fans and ductwork to Storage Rooms 9, 16, 40 and Copy Room 19.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$20,020	Low

Updated: MAR-08

Event: Replace Seven (7) Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$15,902	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	1981	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	1981	0	MAR-08

D3050.02 Air Coils - **

Air coils are located throughout the ductwork, controlled by thermostats to attain temperature zoning.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-08

Event: Air Coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,873	Unassigned

Updated: APR-08

D3050.03 Humidifiers**

One (1) HB Smith model G300 steam boiler with an input capacity of 525,000 BTUH and 420,000 BTUH output is not in use but connected to both of the air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-08

D3050.05.02 Fan Coil Units - **

Five (5) force flow heaters serving entrance vestibules.
Three (3) force flow heaters serving two (2) Girls' Washrooms and one (1) Boys' Washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-08

Event: Replace Eight (8) Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$36,608	Unassigned

Updated: APR-08

D3050.05.03 Finned Tube Radiation - **

Perimeter finned tube radiation is provided throughout the School in hallways and Classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-08

Event: Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$51,615	Unassigned

Updated: APR-08

D3050.05.06 Unit Heaters - **

Two (2) Rosemex model R587 unit heaters serving Gymnasium.
 One (1) Rosemex unit heater serving combustion air duct in the Mechanical Room.
 One (1) Rosemex unit heater serving Electrical Room.

All unit heaters complete with thermostats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-08

Event: Replace Four (4) Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,880	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 JUBL-5554 pump complete with DevilBiss compressed air dryer. The school does not have an Energy Management Control System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-08

Event: HVAC Instrumentation and Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$57,200	Unassigned

Updated: APR-08

Event: Install an Energy Management Control System.**Concern:**

School is not equipped with an EMCS.

Recommendation:

Install an Energy Management Control System.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2011	\$91,520	Medium

Updated: MAY-08

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

5lbs. ABC fire extinguishers are located throughout the School.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-08

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

The main incoming board are 120/208V, 3 phase, 4 wire and rated 600A. The distribution section has few space for future expansion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-08

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$45,760	Unassigned

Updated: APR-08

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

All the panels were installed installed with original building and have few space left for future usage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-08

Event: Replace 8 Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$41,184	Low

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

The individual magnetic start/stop stations are used for major mechanical equipment controls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-08

Event: Replace 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 - *

All the wires were installed with original building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	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	1981	0	MAR-08

D5020.02.02.02 Interior Florescent Fixtures - **

All the fixtures are T-12 lamp type fixtures installed with original building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-08

Event: Replace 420 Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$57,658	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 - *

Fixtures were installed with original building and have good lighting coverage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	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	1981	0	MAR-08

D5030.01 Detection and Fire Alarm - **

The Simplex 2001 hardwired zoning panel is used for fire alarm system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	25	MAR-08

Event: Replace Fire Alarm System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$51,480	Low

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

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

Updated: APR-08

D5030.03 Clock and Program Systems - *

The Simplex 2350 panel was installed with original building and connected to PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	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>
6 - Excellent	2001	25	MAR-08

D5030.04.05 Local Area Network Systems - *

The system was installed in 1997 and has data outlets installed entire school classrooms and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	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>
6 - Excellent	2001	20	MAR-08

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$28,600	Unassigned

Updated: APR-08

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

A 25 KVA emergency generator is used mainly for school emergency lights, fire alarm and security systems

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	35	MAR-08

Event: Replace Emergency Generator Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$34,320	Unassigned

Updated: APR-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment - *

Stained wood shelving units.

Plastic laminated desks and plastic chair units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

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

Basketball hoops, badminton equipment and floor mats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

E2010.02 Fixed Casework - **

Stained wood shelving units with plastic laminated counter tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-08

Event: Replace Fixed Casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$143,143	Unassigned

Updated: APR-08

E2010.03.01 Blinds - **

Vertical louvred vinyl blinds over exterior window units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-08

Event: Replace 51 Window Unit Blinds**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$21,833	Unassigned

Updated: APR-08

F1010.02.04 Portable and Mobile Buildings - *

4 attached units to each other and to main school containing 407.35 sq. metres.
 These wood framed units are supported on isolated concrete pad footings. Walls are wood stud framing supporting wood framed wood joists with plywood sheathing.
 Exterior is painted wood sidings 210 sq. M .
 Painted vertical metal cladding fascia surrounds the units. 60 sq. M of Metal Siding
 Windows are sealed fixed and slider units in prefinished metal frames. 8 Window Units
 Entrance doors are painted metal clad in painted metal frames with sealed glazing units. 2 Doors
 Utility doors are painted metal clad in painted metal frames. 4 Doors
 Roofing is asphalt built-up membrane. 407 sq. M
 VCT flooring and carpeting are located in the units.
 VCT flooring. 116 sq. M of Resilient Flooring
 Carpet flooring. 290 sq. M of Carpeting
 Interior doors are painted wood in painted metal frames.
 Ceilings are suspended acoustical tile. 400 sq. M
 Green and tack boards are located in all units.
 Stained wood shelving with plastic laminated counter tops make up fixed casework.

Overall units in acceptable condition

Mechanical and Electrical: Replace 4 furnaces and controls for a total of \$22,000

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	MAR-08



Exterior view of portable classrooms.

Event: Replace furnaces in all four portables

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

Updated: APR-08

F2020.01 Asbestos - *

Asbestos identification report of July 2000 found the facility to be in good condition with little risk to occupant health.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-08

F2020.04 Mould - *

No mould visible or reported at time of site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-08

S8 FUNCTIONAL ASSESSMENT

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

Direct access to east entry vestibule and by concrete walkway to main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

K4010.02 Barrier Free Entrances - *

Main entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

Event: Install Power Equipped Door Hardware(2 required)

Concern:

Entry doors not equipped for Barrier Free Access.

Recommendation:

Install power operated equipment to meet BFA requirements at main entry doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$8,580	Medium

Updated: APR-08

K4010.03 Barrier Free Interior Circulation - *

Doors to teaching and administration spaces equipped with round door knobs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

Event: Install Lever Handled Hardware 24 Doors

Concern:

Door knobs do not meet BFA requirements.

Recommendation:

Replace round door knobs with lever handles meeting BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$2,860	Medium

Updated: APR-08

K4010.04 Barrier Free Washrooms - *

BFA toilet partitions and lavatory units in boys and girls wash rooms adjacent to gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-08

RECAPP Facility Evaluation Report



Menisa School

S3219
Edmonton

Facility Details**Building Name:** Menisa School**Address:****Location:** Edmonton**Building Id:** S3219**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 9 2007**Evaluator Name:** Vic Maybroda**Total Maintenance Events Next 5 years:** **\$210,038****5 year Facility Condition Index (FCI):** **0%****General Summary:**

The asphalt surfaced parking area is accessed from Knottwood Road South by means of an asphalt surfaced driveway. Additional asphalt surfaced play areas are located on the west and north side of the school.

Concrete surfaced walkways access the school from the street and parking lot with a walkway located between the gymnasium and portable units. A sand surfaced creative play area is located east of the parking lot and school. Sodded areas are located between the street and school building. Grassed soccer pitches and ball fields are located west and north of the school. Well developed and mature trees are located at the south side of the school and east of the parking area.

Overall the site elements are 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) - **

Asphalt surface laneway from knottwood Road South to parking area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-08

Event: Replace 90 sq. M Flexible Pavement Roadway (Asphalt)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,296	Unassigned

Updated: APR-08

G2010.05 Roadway Curbs and Gutters - *

Standard concrete curbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

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

Asphalt surface parking lot.

Catch basin repair cost included in replacement cost.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-08



Event: Replace 950 sq M (Flexible Paving Parking Lots(Asphalt)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$108,680	Unassigned

Updated: APR-08

G2020.05 Parking Lot Curbs and Gutters - *

Standard concrete curbs around parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

G2020.06.03 Parking Lot Signs - *

Staff and BFA signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

G2020.06.04 Pavement Markings - *

Painted stall lines require repainting.

Replacement cost included in item G2020.02.02.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

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

Concrete walkway from street and parking lot to main entry and from street to paved west side asphalt surfaced play area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-08

Event: Replace 160 sq. M Rigid Pedestrian Pavement (Concrete)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$24,024	Unassigned

Updated: APR-08

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete surfaced walkway between gymnasium and portables on north side of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-08

Event: Replace 35 sq. M Concrete Walkway

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,262	Unassigned

Updated: APR-08

G2040.03 Athletic and Recreational Surfaces - **

Asphalt surfaced play surfaces located on north and west side of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-08

Event: Replace 750 sq M Athletic and Recreational Surfaces**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$85,800	Unassigned

Updated: APR-08

G2040.05 Site and Street Furnishings - *

Bike racks and covered seating area adjacent to creative play area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

G2040.06 Exterior Signs - *

School identification sign on building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

G2040.08 Flagpoles - *

Single metal pole.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-08

G2040.09 Covers and Shelters - *

Covered sheltered seating area adjacent to creative play area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

G2050.04 Lawns and Grasses - *

Sodded area adjacent main school entry.
Grassed soccer and ball fields.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

G2050.05 Trees, Plants and Ground Covers - *

Well developed mature trees adjacent main entry and east of parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	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	1981	0	MAR-08

G3010.03 Site Fire Protection Water Distribution - *

Fire hydrant located at main entry concrete walkway adjacent street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	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	1981	0	MAR-08

G3030.01 Storm Water Collection - *

Underground from parking lot catch basin, school and catch basin located northwest of portable classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

G3060.01 Gas Distribution - *

Underground to school from street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

G4010.01 Electrical Substations - *

Transformer located adjacent parking area and school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

G4010.02 Electrical Power Distribution Lines - *

Underground to and from transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-08

G4010.04 Car Plugs-ins - *

Mounted on pipe rails at parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-08

G4020.01 Area Lighting - *

Fixtures mounted on school building.

Light standard adjacent creative play area site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-08