RECAPP Facility Evaluation Report

Edmonton School District No. 7

Mount Pleasant Elementary School

B3228A
Edmonton

Report run on: July 17, 2008 3:19 PM

Facility Details

Building Name: Mount Pleasant Elementary
Address: 10541 - 60a Avenue
Location: Edmonton

Building Id: B3228A
Gross Area (sq. m): 3,520.60
Replacement Cost: $7,491,065
Construction Year: 1953

Evaluation Details

Evaluation Company: Robert Irlam Consulting Inc.
Evaluation Date: December 19 2007
Evaluator Name: J. R. Irlam

Total Maintenance Events Next 5 years: **$1,166,766**
5 year Facility Condition Index (FCI): **15.58%**

General Summary:

The Mount Pleasant School is a 3520 square meter single storey school constructed in two phases in 1953 and 1959. There have been upgrading projects in 1966, 1979, 1981 and 1999. There are four portable class rooms on site which are unused and awaiting relocation by the school board. These are not included in this evaluation. There is a part of the 1959 section of the school which is leased to a day care operator and provides teaching space, kitchen, storage and office areas.
The school currently accommodates 318 students in grades K to 6 and 22 staff.

Structural Summary:

The foundations are poured concrete walls on strip footings under perimeter and corridor walls with concrete piers on pad footings carrying mid-span loads. The gym has open web steel joists spanning steel columns. The rest of the structure appears to be fir roof and floor joists spanning wood stud walls and built up beams.
The general condition of the structure is good.

Envelope Summary:

The envelope appears to have been upgraded as part of the 1999 renovations. The walls are stucco with plastic horizontal trims and fibre glass windows. There is an SBS roof over all the school.
The general condition of the building envelope is good.

Interior Summary:

Interior finishes are a mix of linoleum, vinyl tile and carpet floors in class rooms and offices, plaster and gypsum board walls and acoustic tile ceiling in a T-bar grid. There are plastic laminated student tables and desks, fixed painted wood casework and wood shelving throughout the school.
The overall condition of the interior is acceptable.

Mechanical Summary:

Heating is provided to the school building with antiquated 1953 boilers that provide low pressure steam to unit ventilators located throughout the facility. Each room is individually thermostatically controlled. Ventilation is provided by the perimeter unit ventilators. The entire steam heating (and ventilation portions) of the mechanical systems are original, antiquated and, although operating in a satisfactory manner, are in need of replacement. An upgrade of the automatic control system to direct digital control is also recommended.

The majority of the plumbing fixtures in the facility have been replaced.

The existing incinerator from the original 1953 construction is still in place, but it is disconnected and isolated. This unit most likely does contain asbestos in the interior linings, and should be removed from the facility - possibly as part of the boiler replacement project.

The overall condition of the mechanical systems is acceptable.

Electrical Summary:

The main switchboard of the School is a floor mounted Service and Distribution Switchboard, rated at 600A, 120/240V, single phase, 3 wire, with a solid state main breaker set at 500A and thermal and magnetic distribution breakers. The main service is protected by a Transient Voltage Surge Suppressor. Branch circuit panel boards, recessed or surface mounted, are all 120/240V single phase, 3 wire.

The interior lighting system is mostly fluorescent consisting of electronic ballasts and T8 linear lamps or compact

fluorescent lamps, dominated by recessed 600mm X 1200mm fixtures with parabolic louvres, and locally switched by line voltage switches. Pendant mounted metal halide fixtures with prismatic lenses are used in the Gymnasium, supplemented by two matching incandescent fixtures. Dimmable pot lights are located in the Staff Room, supplementing the main fluorescent lights. Exterior lighting is high pressure sodium, photoelectric cell controlled with manual override. Emergency lighting is provided by battery packs with integral and remote lighting heads. Exit lights are fitted with LED strips for AC and DC operations.

The zoned and hard wired fire alarm system has manual and automatic detection devices and visual and audible signaling devices; the control panel is in the Administration Office with a remote annunciator panel at the entrance. The intrusion alarm system uses only motion sensors as detection devices and coded keypads for activation of the two zones.

The public address system also provides the programmed clock for class changes, interfaces with the telephone system for normal broadcasts and connects to a CD player for the national anthem. The telephone system also serves as intercom between classrooms and offices. The school has a television cable system distributed to all classrooms. Portable television sets with DVD and video tape players are readily available. Every classroom is provided with ceiling public address loudspeakers, a telephone set, a computer terminal and screen and a wireless voice enhancement system. The data local area network also serves the Computer Room and the offices.

The electrical systems are generally 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 - 1953 Section*

There are 225mm wide concrete foundation walls under exterior walls and central corridor walls carried on 300mm deep x 600mm wide strip footings. Internally the are 300mm x 300mm concrete piers on 300mm deep concrete pad footings which are 600mm square.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

A1010 Standard Foundations - 1959 Section*

The foundations consist of 250mm thick and 200mm thick concrete foundation walls on 600mm wide x 300mm deep concrete strip footings beneath the perimeter walls and corridor walls. There are also 300mm x 300mm concrete piers on 600mm x 600mm x 300mm deep concrete footings between the foundation walls.

Rating	Installed	Design Life	Updated
5 - Good	1959	0	MAR-08

A1030 Slab on Grade - 1953 Section*

The basement area where the mechanical room is located is slab on grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

A1030 Slab on Grade - 1959 Section*

There are 125mm concrete slabs at the entrances to this section of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1959	0	MAR-08

A2020 Basement Walls (& Crawl Space) - 1953 Section*

The crawl space has an earth floor and is enclosed by the perimeter and corridor foundation walls.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

A2020 Basement Walls (& Crawl Space) - 1959 Section*

The crawl space has an earth floor and is enclosed by the perimeter and corridor foundation walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1959	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame) - 1953 Section*

The single storey building frame consists of 50mm x 350mm fir joists spanning wood stud walls and built up wood beams over window and door openings.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame) - 1959 Section*

The single storey building frame consists of 50mm x 350mm fir joists spanning wood stud walls and built up wood beams over window and door openings. The gym has open web steel joists spanning steel columns built into the wood stud walls

Rating	Installed	Design Life	Updated
4 - Acceptable	1959	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1953 Section*

Interior structural walls are predominantly wood studs with plaster on gypsum board lath both sides.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1959 Section*

Interior structural walls are predominantly wood studs with plaster on gypsum board lath both sides.

Rating	Installed	Design Life	Updated
4 - Acceptable	1959	0	MAR-08

B1010.03 Floor Decks, Slabs, and Toppings - 1953 Section*

The floor deck is 12mm ply wood on 20mm wood sheathing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

B1010.03 Floor Decks, Slabs, and Toppings - 1959 Section*

The floor deck is 13mm ply wood on wood joists.

Rating	Installed	Design Life	Updated
5 - Good	1959	0	MAR-08

B1010.06 Ramps: Exterior - 1953 Section*

There is a poured concrete ramp with painted steel pipe handrails at the main entrance (north side) and the south entrance to this section of the school.

Rating	Installed	Design Life	Updated
5 - Good	1953	40	MAR-08

B1010.06 Ramps: Exterior - 1959 Section*

There is a poured concrete ramp with painted steel pipe handrails at the south entrance to this section of the school.

Rating	Installed	Design Life	Updated
5 - Good	1959	40	MAR-08

B1010.07 Exterior Stairs - 1953 Section*

There are poured concrete stairs with a painted steel pipe handrail at the main entrance (north side), the south entrance and the two entrances from the enclosed central outdoor area.

Rating	Installed	Design Life	Updated
5 - Good	1953	40	MAR-08

B1010.07 Exterior Stairs - 1959 Section*

There are poured concrete stairs with a painted steel pipe handrail at the south and west entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	1959	40	MAR-08

B1020.01 Roof Structural Frame - 1953 Section*

The roof structural frame consists of 50mm x 350mm fir joists at 400mm on centre spanning wood stud walls.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

B1020.01 Roof Structural Frame - 1959 Section*

The roof structural frame consists of 50mm x 350mm fir joists at 300mm on centre spanning wood stud walls and built up wood beams over window and door openings.

Rating	Installed	Design Life	Updated
5 - Good	1959	0	MAR-08

B1020.04 Canopies - 1953 Section*

There are canopies over the main (north) entrance and the three south entrances. They are constructed of 50mm x 150mm fir roof joists with 50mm x 100mm sloping fir framing to form the soffit of close boarding painted.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

B1020.04 Canopies - 1959 Section*

There are canopies over the south entrance and the north entrance into the gym constructed of 50mm x 250mm fir joists at 400mm centres cut to form a sloping soffit with close wood boarding painted.

Rating	Installed	Design Life	Updated
5 - Good	1959	0	MAR-08

B1020.06 Roof Construction Fireproofing - 1953 Section*

The plaster on gypsum board lath provides fire proofing to the roof structure.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

B1020.06 Roof Construction Fireproofing - 1959 Section*

The plaster on gypsum board lath provides fire proofing to the roof structure.

Rating	Installed	Design Life	Updated
4 - Acceptable	1959	0	MAR-08

S2 ENVELOPE

B2010.01.08 Cement Plaster (Stucco): Ext. Wall - 1953 Section*

There is stucco on all sides of the school with horizontal plastic trim and sill details under windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	75	MAR-08

B2010.01.08 Cement Plaster (Stucco): Ext. Wall - 1959 Section*

There is stucco on all sides of the school with horizontal plastic trim and sill details under windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	1959	75	MAR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1953 Section*

There are expansion control joints in the stucco aligned with window frames on window walls.

Rating	Installed	Design Life	Updated
5 - Good	1999	0	MAR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1959 Section*

There are expansion control joints in the stucco aligned with window frames on window walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1953 Section**

There is flexible caulking at all window and door frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	20	MAR-08

Event: Replace caulking [120m]

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$2,288	Unassigned

Updated: MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1959 Section**

There is flexible caulking at all window and door frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1959	20	MAR-08

Event: Replace caulking [160m]

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$2,860	Unassigned

Updated: MAR-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1953 Section**

All soffits to canopies are painted close wood boards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	15	MAR-08

Event: Repaint 200m2 wood soffits

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$3,432	Unassigned

Updated: MAR-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1959 Section**

All soffits to canopies are painted close wood boards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	15	MAR-08

Event: Repaint 150m2 wood soffits

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$2,860	Unassigned

Updated: MAR-08

B2010.02.05 Wood Framing : Ext. Wall Const. - 1953 Section*

Exterior walls are 50mm x 100mm fir studs with insulation and a vapour barrier and interior finish of plaster on gypsum board lath and an exterior finish of stucco on metal lath on ply sheathing.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

B2010.02.05 Wood Framing : Ext. Wall Const. - 1959 Section*

Exterior walls are 50mm x 100mm fir studs with insulation and a vapour barrier and interior finish of plaster on gypsum board lath and an exterior finish of stucco on metal lath on ply sheathing.

Rating	Installed	Design Life	Updated
5 - Good	1959	0	MAR-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1953 Section*

Exterior fir stud walls have rigid insulation and vapour barriers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1959 Section*

Exterior fir stud walls have rigid insulation and vapour barriers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1953 Section*

There are aluminum louvres set in the exterior stucco walls.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1959 Section*

There are aluminum louvres set in the exterior stucco walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1959	0	MAR-08

B2010.09 Exterior Soffits - 1953 Section*

There are prefinished perforated metal soffits under the roof overhangs on the east and west sides of the building.

Rating	Installed	Design Life	Updated
5 - Good	1999	0	MAR-08

B2010.09 Exterior Soffits - 1959 Section*

There are prefinished perforated metal soffits under the roof overhangs on the east and west sides of the building.

Rating	Installed	Design Life	Updated
5 - Good	1999	0	MAR-08

B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows - 1953 Section**

Exterior windows are fibre glass with sealed units and awning openers.

Rating	Installed	Design Life	Updated
5 - Good	1997	40	MAR-08

Event: Replace 150m2 fibre glass windows

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$102,960	Unassigned

Updated: APR-08

B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows - 1959 Section**

Exterior windows are fibre glass with sealed units and awning openers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	40	MAR-08

Event: Replace 160m2 fibre glass windows

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$114,400	Unassigned

Updated: APR-08

B2030.01.02 Steel-Framed Storefronts: Doors - 1953 Section**

Exterior entrance doors are painted steel with glass slots in pressed steel frames, piano hinges and panic bars. The main entrance doors are also painted steel with upper clear glass panels,.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	30	MAR-08

Event: Replace 8 steel entrance doors

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$18,304	Unassigned

Updated: MAR-08

B2030.01.02 Steel-Framed Storefronts: Doors - 1959 Section**

Entrance doors are painted steel with vertical glass slots in pressed steel frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1985	30	MAR-08

Event: Replace 4 steel entrance doors

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$9,152	Unassigned

Updated: APR-08

B2030.02 Exterior Utility Doors - 1959 Section**

The utility doors into the gym on the north side of the school are painted steel in pressed steel frames.

Rating	Installed	Design Life	Updated
5 - Good	1985	40	MAR-08

Event: Replace 2 steel utility doors

Type	Year	Cost	Priority
Lifecycle Replacement	2025	$1,602	Unassigned

Updated: APR-08

B3010.01 Deck Vapor Retarder and Insulation - 1953 Section*

The SBS roof has rigid insulation and a vapour barrier on wood deck and sheathing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-08

B3010.01 Deck Vapor Retarder and Insulation - 1959 Section*

The SBS roof has rigid insulation and a vapour barrier on wood deck and sheathing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-08

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) 1953 & 1959 Sections**

This SBS roof was installed as part of a general renovation project.

Rating	Installed	Design Life	Updated
5 - Good	1999	25	MAR-08

Event: Replace SBS roof [3020m2]

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$400,400	Unassigned

Updated: APR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1953 Section*

There is a prefinished prefabricated steel roof hatch in this section of the school. There are also pipe penetrations and mechanical equipment pads with prefinished metal flashings.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1959 Section*

There are pipe penetrations and mechanical equipment pads with prefinished metal flashings.

Rating	Installed	Design Life	Updated
5 - Good	1959	0	MAR-08

S3 INTERIOR

C1010.01.01 Cast-in-place Concrete: Partitions

There are cast in place concrete walls around the main floor mechanical room.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

C1010.01.03 Unit Masonry Assemblies: Partitions

There are hollow tile walls to the custodian's office and electrical room in the mechanical room area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

C1010.01.07 Framed Partitions (Stud)

Interior partitions are 50mm x 100mm wood studs with plaster on gypsum board lath both sides. There are also some drywall and stud partitions where recent changes have been made to the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

C1010.05 Interior Windows*

There are interior windows in the medical room with clear glass in pressed steel frames.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

C1010.06 Interior Glazed Partitions and Storefronts*

There are pressed steel glazed storefronts in the general office, library and adjacent to the doors into the principal's and vice principals offices.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

C1020.01 Interior Swinging Doors (& Hardware)*

Typical interior doors are painted solid wood in a mix of original painted wood frames and more recent pressed steel frames

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	40	MAR-08

C1020.03 Interior Fire Doors*

Interior fire doors are painted steel in pressed steel frames with magnetic hold open devices and panic hardware.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

C1030.01 Visual Display Boards**

All class rooms, library and staff room have white boards, green boards and tack boards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	20	MAR-08

Event: Replace visual display boards [225 m]

Type	Year	Cost	Priority
Lifecycle Replacement	2019	$51,480	Unassigned

Updated: MAR-08

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

There are prefinished steel toilet cubicles in the girls and boys toilets.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	30	MAR-08

Event: Replace 15 steel toilet cubical partitions

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$13,728	Unassigned

Updated: MAR-08

C1030.08 Interior Identifying Devices*

There are room designations painted on the walls next to the classroom doors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-08

C1030.12 Storage Shelving*

There is painted wood storage shelving throughout the school in class rooms and store rooms for books and supplies.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

C1030.14 Toilet, Bath, and Laundry Accessories*

There are mirrors, soap and towel dispensers in student and staff wash rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

C3010.02 Wall Paneling**

There is a painted ply wood dado in the gym and corridors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	30	MAR-08

Event: Replace 350m ply dado

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$22,880	Unassigned

Updated: APR-08

C3010.11 Interior Wall Painting*

Plaster and drywall walls are painted throughout the building.

Rating	Installed	Design Life	Updated
3 - Marginal	1999	10	MAR-08

Event: Repaint 300m2 walls

Concern:
There are sections of plaster and drywall interior walls throughout the school including classrooms and offices which are damaged and require repair.

Recommendation:
Refinish and repaint damaged walls.

Consequences of Deferral:
Walls will continue to deteriorate.

Type	Year	Cost	Priority
Repair	2008	$3,432	Medium

Updated: MAR-08

C3010.12 Wall Coverings*

There is vinyl covering on drywall and plaster walls in class rooms and other rooms throughout the school.

Rating	Installed	Design Life	Updated
3 - Marginal	1999	15	MAR-08

Event: Recover 250m2 walls with vinyl

Concern:
There are sections of vinyl covering to walls which are damaged, appear unsightly and require repair throughout the school.

Recommendation:
Replace vinyl wall covering.

Consequences of Deferral:
Walls will continue to deteriorate.

Type	Year	Cost	Priority
Repair	2009	$11,440	Medium

Updated: APR-08

C3020.01.02 Paint Concrete Floor Finishes*

The concrete floor in the mechanical room area is painted.

Rating	Installed	Design Life	Updated
3 - Marginal	1953	10	MAR-08

Event: Repaint 60m2 concrete floor

Concern:
The paint on the floor of the mechanical and switch room is worn and damaged.

Recommendation:
Repaint floor.

Consequences of Deferral:
Floor painting will continue to deteriorate.

Type	Year	Cost	Priority
Repair	2009	$1,144	Low

Updated: APR-08

C3020.02 Tile Floor Finishes**

There are sections of ceramic mosaic tiles in student washrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	50	MAR-08

Event: Replace 10m2 ceramic tiles

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$2,860	Unassigned

Updated: MAR-08

C3020.03 Terrazzo Floor Finishes*

There are terrazzo floor finishes in vestibules and student wash rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	75	MAR-08

C3020.07 Resilient Flooring**

There are vinyl tiles and sheet linoleum throughout the school including class rooms, corridors and service rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	20	MAR-08

Event: Replace 2000m2 resilient flooring

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$137,280	Unassigned

Updated: MAR-08

C3020.08 Carpet Flooring**

There is carpet throughout the school in the staff room, class rooms, offices, music room, computer room and library.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	15	MAR-08

Event: Replace 1000m2 carpet

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$114,400	Unassigned

Updated: APR-08

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

The ceilings throughout the school are predominantly acoustic tiles in a T-bar grid including classrooms, corridors and offices.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	25	MAR-08

Event: Replace 3000m2 acoustic tiles

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$148,720	Unassigned

Updated: MAR-08

C3030.07 Interior Ceiling Painting*

There are gypsum board and plaster ceilings in service rooms and washrooms which are painted throughout the school. The fibre board ceiling in the gym is also painted

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	20	MAR-08

S4 MECHANICAL

D2010.04 Sinks**

There are 16 stainless steel sinks c/w bubblers in the classroom areas. There are 3 stainless steel kitchen type sinks one in each of the staff room, staff workroom and the kitchen. There are 3 cast iron wall mounted mop service basins. With exception of the mop service basins, the sinks are replacement units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	30	MAR-08

Event: Replace 22 Sinks

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$27,456	Unassigned

Updated: MAR-08

D2010.05 Showers - **

There is one shower stall located in the newer renovated washroom at the south entrance to the 1959 addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-08

Event: Replace 1 Shower Stall

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$1,716	Unassigned

Updated: MAR-08

D2010.08 Drinking Fountains / Coolers**

There are three ceramic drinking fountains in the corridor areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1989	35	MAR-08

Event: Replace 3 Drinking Fountains

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$12,584	Unassigned

Updated: APR-08

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

There are 4 floor mounted urinals in the original 1953 school. There are 17 (mainly flush valve) waterclosets and 12 stainless steel lavatories that are replacement units from the modernization of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1988	30	MAR-08

Event: Replace Washroom Fixtures (17 WC, 12 Lav, 4 Urnl)

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$46,903	Unassigned

Updated: MAR-08

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water is distributed from the metering room adjacent to the mechanical room and through the crawl space to service the various washrooms throughout the facility. The lines are copper where exposed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

D2020.01.02 Valves: Domestic Water**

The original drawings show no isolation valves for the various washrooms in the facility. Fixture stops have been provided in the modernization of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	40	MAR-08

Event: Replace 11 Valves

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$16,016	Unassigned

Updated: MAR-08

D2020.01.03 Piping Specialties (Backflow Preventors)**

There is one back flow valve installed on the make-up water line in the mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	20	MAR-08

Event: Replace Backflow Preventor

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$3,661	Unassigned

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water**

There is one small in-line circulation pump (no nameplate) for the domestic hot water recirculation system, possibly 1990 vintage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	20	MAR-08

Event: Replace Recirculation Pump

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$1,373	Unassigned

Updated: MAR-08

D2020.02.06 Domestic Water Heaters**

There is one domestic hot water tank. It is a State Sandblaster Model SBT-50-NE7-DFCGA with 50 USgal storage capacity, 58500 btuh input (17 KW), and 49.2 USgph recovery capacity.

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	20	MAR-08

Event: Replace Domestic Water Heater

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$5,720	Unassigned

Updated: APR-08

D2020.03 Water Supply Insulation: Domestic*

The domestic hot and cold water lines are insulated with fiberglass and canvas jacketed where exposed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

D2030.01 Waste and Vent Piping*

There is an existing sanitary drainage system in the crawl space. Vent piping and waste piping is assumed to be cast iron due to the age of the facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems*

Existing roof drains connect to a storm waste system in the crawl space of the facility. Piping is assumed to be cast iron due to the age of the facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

D2040.02.04 Roof Drains*

Existing drawings indicate 75mm and 100mm cast roof drains strategically located throughout the roofs of the 1953 original building and the 1959 addition. Drawings for the 1998 modernization project indicate these were replaced at that time when the facility was re-roofed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	MAR-08

D3010.02 Gas Supply Systems*

Drawings indicate a 100mm medium pressure natural gas line which connects to the municipal service main in 60A Street and travels south along 106th Street where it enters the property and connects to the metering room at the south face of the original 1953 building. Natural gas service connects to the existing boilers and hot water tank in the adjacent mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	60	MAR-08

D3020.01.01 Heating Boilers & Accessories: Steam**

There are two original Reliance Welding Works low pressure (103 Kpa) steam boilers. Boiler B-1 boiler is rated at 60.39 ft2 of heating surface, and boiler B-2 is rated at 58.9 ft2.. There boilers were built in 1953, and are inspected on two year intervals. The boilers have been re-insulated.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	35	MAR-08

Event: Replace Two Heating Boilers

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$171,600	Unassigned

Updated: APR-08

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

Natural draft breeching (about 600mm size) from the existing boilers and 100mm breeching from the domestic hot water tank connect to a clay tile lined brick chimney through to the roof of the facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	30	MAR-08

Event: Replace stacks to boilers

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$22,880	Unassigned

Updated: MAR-08

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

There is a funnel chemical feeder at the conensate tank for the boilers. School Board personnel advise that the have 3 FTE's dedicated to perform water treatment to the various schools in their jurisdiction.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

D3020.06 Other Systems - Incinerator*

The existing incinerator remains in the mechanical room. It has been isolated and sealed, but should be removed, possibly as part of the boiler removal and replacement project proposed under boilers.

Rating	Installed	Design Life	Updated
3 - Marginal	1953	0	MAR-08

D3030.06.02 Refrigerant Condensing Units**

There is a carrier Weathermaker rooftop air conditioning unit, model CF-1065EC-A, 9F8 Manufacture date. This unit provides conditioned air to the Administration area. The thermostatic control for the unit is located in the Principal's office.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	MAR-08

Event: Replace Rooftop Refrigerant Condensing Unit

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$20,592	Unassigned

Updated: MAR-08

D3040.01.04 Ducts: Air Distribution*

There is a ceiling ductwork distribution system from the rooftop packaged air conditioner to the office and administration areas. There is a high sidewall ductwork distribution system from the packaged rooftop air handler to the gymnasium area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

D3040.01.07 Air Outlets & Inlets:Air Distribution*

There are square cone supply air diffusers in the ceiling of the office and administration areas. There are linear grilles attached to the high sidewall duct in the gymnasium area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

D3040.02.01 Steam and Condensate Piping

Steam is provided to and condensate returned from the various unit ventilators, convectors, and fan coils via a perimeter low pressure steam supply and condensate return loop in the crawl space area of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

Event: Replace Steam and Condensate Piping

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$337,480	Unassigned

Updated: MAR-08

D3040.04.01 Fans: Exhaust**

There are 9 rooftop exhaust fans to serve the washrooms and to exhaust the excess air supplied to the classrooms from the unit ventilators. There is no information available as to the size of these fans.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	30	MAR-08

Event: Replace 9 Fans

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$17,160	Unassigned

Updated: APR-08

D3040.04.03 Ducts: Exhaust*

There is an exhaust shaft with sheet metal lining from the main washroom area to the roof mounted fan. The unit ventilator exhaust ducts consist of vertical risers from the corridor areas to the roof mounted fans.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

D3040.04.05 Air Outlets and Inlets: Exhaust*

There are sidewall mounted stamped metal grilles to the exhaust shaft from the washroom areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

D3050.05.02 Fan Coil Units**

There are three wall mounted fan coil units, each in a vestibule entry area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	30	MAR-08

Event: Replace 3 Fan Coil Units

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$10,296	Unassigned

Updated: MAR-08

D3050.05.03 Finned Tube Radiation**

There are some minor areas where finned tube radiation is installed in the school for a total of about 30m.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	40	MAR-08

Event: Replace 30m Finned Tube Radiation

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$14,872	Unassigned

Updated: APR-08

D3050.05.07 Unit Ventilators**

Ventilation to each classroom and ancillary area is provided by unit ventilators with outside air provided by through the wall grilles. There are approximately 25 unit ventilators located along the perimeter zones of the facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	30	MAR-08

Event: Replace 25 Unit Ventilators

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$97,240	Unassigned

Updated: MAR-08

D3050.07 Gymnasium Rooftop Packaged Unit*

There is a rooftop packaged heating and ventilation unit installed for the Gymnasium. The unit is an Engineered Air DJ-40-0, providing 3415 cfm supply air at .75" S.P. Heat is provided by a maximum 350,000 btuh (102.5 KW) natural gas indirect-fired modulating burner section with a 15:1 turndown ratio.

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	15	MAR-08

Event: Replace Gymnasium Rooftop Packaged Unit

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$28,600	Unassigned

Updated: MAR-08

D3060.02.02 Pneumatic Controls**

The existing terminal control system is pneumatic. A retrofit in the mechanical room provides for a Barber Coleman Network 8000 controller for the various time clock controls for exhaust fans, etc, in the facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	30	MAR-08

Event: Replace HVAC Instrumentation and Controls

Recommendation:
An upgrade to the automatic control system assumes the installation of direct digital controls. The costs provided here are for conversion to a central DDC control panel with remote capability with current to pneumatic (I/P) transducers to each pneumatic actuator in each zone, and assumes approximately 60 control points.

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$102,960	Unassigned

Updated: MAR-08

D4020 Standpipes*

There is a hose and standpipe system installed in this facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	60	MAR-08

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall mounted Type ABC fire extinguishers are installed throughout the facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	30	MAR-08

S5 ELECTRICAL

D5010.03 Main Electrical Switchboards (Main Distribution)**

The Main Switchboard is a floor mounted, wall supported Service Entrance and Distribution Switchboard of the circuit breaker type, rated 600A, 120/240V, single phase, 3 wire, manufactured by Cutler Hammer. It has a 500A main breaker with a solid state trip device and 12 distribution breakers of the thermal magnetic type (with 2 spares) ranging from 50A to 125A. (The main and distribution circuit breakers are all three pole breakers but used as two pole breakers.) A Transient Voltage Surge Suppressor(TVSS) by Clipper Power System is provided at the main bus of the Switchboard.

Rating	Installed	Design Life	Updated
5 - Good	1999	40	MAR-08

Capacity Size	Capacity Unit
500A, 120/240V	N/A

Event: Replace Main Electrical Switchboard

Type	Year	Cost	Priority
Lifecycle Replacement	2039	$68,640	Unassigned

Updated: MAR-08

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

Branch Circuit Panelboards are single phase, 3 wire, solid neutral panelboards of the thermal magnetic circuit breaker type, typically rated 225A, 120/240V with 42 circuits.

Rating	Installed	Design Life	Updated
5 - Good	1999	30	MAR-08

Capacity Size	Capacity Unit
225A, 120/240V	N/A

Event: Replace Branch Circuit Panelboards (9)

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$30,888	Unassigned

Updated: MAR-08

D5010.07.02 Motor Starters and Accessories**

Magnetic starters are the three phase magnetic starters by Allen Bradley, used for equipment rated 240V. Manual starters of the toggle type, also by Allen Bradley, are used for small 120V equipment.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	30	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

Event: Replace Motor Starters [7]

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$3,432	Unassigned

Updated: MAR-08

D5020.01 Electrical Branch Wiring - School*

The original wiring was completely replaced. Wiring method is cables in conduits, mostly concealed in ceiling spaces or in walls. Receptacles in classrooms and offices have been upgraded to accommodate modern technology - typically, a classroom has 3 receptacles in the front and 2 at the back with at least two circuits per room. Computer room uses floor outlets that allow 4 terminals per circuit.

Rating	Installed	Design Life	Updated
5 - Good	1999	0	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

D5020.01 Electrical Branch Wiring - Boiler Room*

The original wiring in the Boiler Room remains. These are cables in surface mounted conduits serving lighting, electrical and mechanical equipment.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	50	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

D5020.02.01 Lighting Accessories (Lighting Controls)*

Line voltage local switches control the interior lighting system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent lighting includes the pot lights in the Staff Room and the suspended supplementary lights to the metal halide in the Gymnasium, both dimmable.

Rating	Installed	Design Life	Updated
5 - Good	1999	30	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

D5020.02.02.02 Interior Fluorescent Fixtures**

The fluorescent lighting system uses electronic ballasts and T8 or compact fluorescent lamps. Lighting fixtures include 600mm X 1200mm recessed fixtures with 2 lamps and parabolic louvres, 300mm x 1200mm recessed with prismatic acrylic lenses, surface fixtures with wrap around lenses and strip lights with wire guards. The occasional compact fluorescents are the pot lights and wall sconces in the office areas.

Rating	Installed	Design Life	Updated
5 - Good	1999	30	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

Event: Replace Fluorescent Fixtures (500)

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$171,600	Unassigned

Updated: MAR-08

D5020.02.02.03 Interior Metal Halide Fixture - Gymnasium*

Metal halide is used as the primary lighting source in the gymnasium (supplemented by incandescent as metal halide does not start instantly). There are 12 pendant mounted fixtures, 400W metal halide industrial type with constant wattage ballasts, prismatic polycarbonate lenses.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting battery packs with integral and remote lighting heads are provided in corridors, gymnasium, washrooms and in the Boiler room - generally at paths of egress as required by Code.

Rating	Installed	Design Life	Updated
5 - Good	1999	20	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

Event: Replace Emergency Lighting Battery Packs (13)

Type	Year	Cost	Priority
Lifecycle Replacement	2019	$7,436	Unassigned

Updated: APR-08

D5020.02.03.03 Exit Signs*

Exit signs are the internally illuminated types with LED strips that provide AC and DC operations. Exit lights are connected to the emergency lighting circuits of the battery packs.

Rating	Installed	Design Life	Updated
5 - Good	1999	0	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Exterior lighting is high pressure sodium consisting of ceiling lights under soffits at entrances, lighting standards (4m poles) in the front and parking lot, floodlights and wall mounted perimeter lights of various sorts.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

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

Exterior lighting is photoelectric cell controlled with manual override.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-08

Capacity Size	Capacity Unit
n/A	N/A

D5030.01 Detection and Fire Alarm**

The Simplex 2001 Fire Alarm System is a single stage, zoned and supervised system, using manual stations, heat and smoke detectors as detection devices and combination bell and strobe components as signaling devices. The audio-visual signaling devices were upgraded during the 1999 Modernization when magnetic hold-open devices were also added to the interconnecting doors. Furthermore, smoke detectors were added, in 2004, to locations of corridors where coat hangers were installed.
The hard wired system has 6 alarm zones and 2 signaling circuits. The control panel with its integral annunciator, is located in the Administration Office and a remote annunciator, without a zone graphic, is located at the main entrance.

Rating	Installed	Design Life	Updated
5 - Good	1986	25	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

Event: Replace Fire Alarm System (control panel and field devices)

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$57,200	Unassigned

Updated: MAR-08

D5030.02.02 Intrusion Detection**

The Intrusion Alarm System is a Magnum Alert 3000 system, using infrared motion sensors as detection devices and coded keypads for activation. The keypads (one for the main building and one for the portables, which will be removed presently) are located at the entrance of the Boiler Room.

Rating	Installed	Design Life	Updated
5 - Good	1999	25	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

Event: Replace Intrusion Alarm system

Type	Year	Cost	Priority
Lifecycle Replacement	2024	$17,160	Unassigned

Updated: MAR-08

D5030.03 Clock and Program Systems*

The internal clock of the public address system provides the class change programs and signals through the loudspeakers of the P. A. system.
Individual clocks are commercially available battery powered clocks.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	25	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

D5030.04.01 Telephone Systems*

The Northern Telecom Meridian telephone system is a key hybrid system. With 4 line capacity, the telephone system accommodates both the telephone and intercom needs of the school. There is a telephone set in every classroom and office. The system also interfaces with the P.A. System for making announcements. It is backed by a 350W UPS by APC.

Rating	Installed	Design Life	Updated
5 - Good	1999	25	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

D5030.04.05 Local Area Network Systems*

With a SuperNet entry, the school provides extensive data distribution to the Computer Room and every classroom and office from the Server location behind the Library. The Server is backed by a 1400W UPS by APC.
Horizontal distribution uses category 5 and 5e cables.

Rating	Installed	Design Life	Updated
5 - Good	2003	0	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

D5030.05 Public Address and Music Systems**

The Public Address System is a Bogen, MultiCom 2000, system. The system provides public address functions, interfacing with the telephone system, making announcements through ceiling and wall mounted loudspeakers.

Rating	Installed	Design Life	Updated
5 - Good	1999	20	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

Event: Replace Public Address System

Type	Year	Cost	Priority
Lifecycle Replacement	2019	$13,728	Unassigned

Updated: MAR-08

D5030.06 Television Systems*

There is a cable television distribution system within the school. Every classroom has a cable TV outlet.

Rating	Installed	Design Life	Updated
5 - Good	1999	0	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

D5030.07 Other Communications and Security Systems*

An FM Voice Enhancement System is available in every classroom. It is a wireless system using wireless microphone through radio frequency (FM) to the amplifier and distributed (hard wired) to ceiling loudspeakers in the classroom.

Rating	Installed	Design Life	Updated
5 - Good	1999	0	MAR-08

Capacity Size	Capacity Unit
N/A	N/A

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

The library is equipped with plastic laminated tables on painted steel and chrome leg frames, student chairs with plastic seats and steel leg frames, painted adjustable wood book shelves and a plastic laminated control desk.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

E1090.03 Food Service Equipment*

There is a kitchenette in the staff room equipped with a range with hood, dishwasher, fridge and stainless steel sink in a plastic laminated counter with plastic laminated cupboards above and below.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

The gym is equipped with moveable frames for basket ball hoops and backboards, wall bars and a rope ladder.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

E2010.02 Fixed Casework**

There is fixed casework throughout the school in class rooms which have stainless steel sinks in plastic laminated counters with cupboards below, book storage shelving along walls and painted wood teachers coat and a purse lockers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	35	MAR-08

Event: Replace 500m of fixed casework

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$114,400	Unassigned

Updated: MAR-08

E2010.03.01 Blinds**

There is a mix of Venetian blinds and vertical vinyl blinds in rooms throughout the school.

Rating	Installed	Design Life	Updated
5 - Good	1999	30	MAR-08

Event: Replace 150m2 blinds

Type	Year	Cost	Priority
Lifecycle Replacement	2029	$102,960	Unassigned

Updated: APR-08

F1040.06 Other Special Facilities*

There is a computer room next to the library with carpet floor and individual plastic laminated computer stations.
The music room is stepped with a carpet floor on a wood framed tier system.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

F2020.01 Asbestos*

A December, 2001, consultant's report indicated that there was asbestos in caulking to joints in the cast iron rain water pipes throughout the school, asbestos cement panels around water fountains in the corridor, incinerator in the mechanical room. The report also concluded that the asbestos containing materials "in this facility was found to be in good condition and represents little risk to occupant health if properly managed."

In 1989 an $83,000 asbestos abatement project was implemented.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

F2020.04 Mould*

Mould growth was neither observed nor reported during the facility audit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

F2020.09 Other Hazardous Materials*

Other hazardous materials were neither observed nor reported during the facility audit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

There is a barrier free route from the parking areas to the entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

K4010.02 Barrier Free Entrances*

Entrances have concrete ramps with steel pipe handrails and are barrier free including the main entrance.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

K4010.03 Barrier Free Interior Circulation*

Interior circulation is barrier free with the exception of the mechanical room below grade accessible by concrete steps.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

K4010.04 Barrier Free Washrooms*

There are barrier free student toilet cubicles complete with grab bars and wheel chair accessible vanities.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

RECAPP Facility Evaluation Report

Mount Pleasant Elementary School

S3228

Edmonton

Report run on: July 18, 2008 12:35 PM

Facility Details

Building Name: Mount Pleasant Elementary
Address:
Location: Edmonton

Building Id: S3228
Gross Area (sq. m): 0.00
Replacement Cost: $0
Construction Year: 0

Evaluation Details

Evaluation Company: Robert Irlam Consulting Inc.
Evaluation Date: November 9 2007
Evaluator Name: J. R. Irlam

Total Maintenance Events Next 5 years: **$125,268**
5 year Facility Condition Index (FCI): **0%**

General Summary:

The site adjacent to the main entrance on the north side consists of a grassed area with mature trees with access by concrete side walks leading to steps and a ramp at the main entrance. There are also two ramps accessing the entrances on the south side of the school. The area between the 1959 and 1953 wings has a durable asphalt play area.

Asphalt parking lots are located on the west and south sides of the school with painted steel pipe barriers which also accommodate plug-ins. There are also two play areas with large scale play equipment on wood chip surfaces with poured concrete curbs.

There are concrete sidewalks on all sides of the school. At the time of the inspection there was a lightweight painted steel fence protecting newly sodded areas on the south side of the school.

The condition of the site is generally acceptable.

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)**

There is an asphalt roadway to access the car parking at the front of the school on the west side and to parking on the south of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	25	MAR-08

Event: Replace asphalt road [75m2]

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$11,440	Unassigned

Updated: MAR-08

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

Rating	Installed	Design Life	Updated
3 - Marginal	1990	25	MAR-08

Event: Repair 100m2 asphalt parking

Concern:
There are sections of the asphalt parking lot which are cracked, appear unsightly and require repair.
Recommendation:
Repair deteriorated sections of asphalt.
Consequences of Deferral:
Asphalt will deteriorate further.

Type	Year	Cost	Priority
Repair	2008	$4,004	Low

Updated: MAR-08

Event: Replace 1000m2 asphalt parking

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$36,608	Unassigned

Updated: MAR-08

G2020.06.01 Traffic Barriers*

There are painted steel traffic barriers in the parking lots which also accommodate plug ins. There are also precast concrete traffic barriers in the south side parking lot.

Rating	Installed	Design Life	Updated
3 - Marginal	1953	0	MAR-08

Event: Repair 10m of steel pipe barrier

Concern:
There are sections of steel pipe barrier which have been damaged, appear unsightly and require repair.
Recommendation:
Straighten and repair damaged steel pipe barriers.
Consequences of Deferral:
Barriers will deteriorate further.

Type	Year	Cost	Priority
Repair	2008	$1,144	Low

Updated: APR-08

G2020.06.02 Parking Bumpers*

There are precast concrete bumpers in the west side parking lot.

Rating	Installed	Design Life	Updated
5 - Good	1970	0	MAR-08

G2020.06.03 Parking Lot Signs*

There is a metal " teacher only "parking sign in the south side parking lot. The west side parking lot has numbers painted on the steel barrier.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

G2020.06.04 Pavement Markings*

There are painted parking stall lines.

Rating	Installed	Design Life	Updated
5 - Good	1990	0	MAR-08

G2030.02.02 Asphalt Pedestrain Pavement**

There are asphalt pedestrian aprons at the entrances to the portables. There is also an asphalt pedestrian surface between the 1959 and the 1953 wings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	20	MAR-08

Event: Replace Pedestrian Pavement [600 m2]

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$17,160	Unassigned

Updated: MAR-08

G2030.04 Rigid Pedestrian Pavement (Concrete)**

There is a concrete sidewalk to the main entrance and at the rear of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	25	MAR-08

Event: Replace 160m2 concrete sidewalk

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$30,888	Unassigned

Updated: APR-08

G2030.06 Exterior Steps and Ramps*

There are poured concrete 2 riser stairs and ramps with painted steel pipe rails at the main entrance on the north side of the school and at the two entrances on the south side.

Rating	Installed	Design Life	Updated
5 - Good	1985	0	MAR-08

G2040.02.01 Chain Link Fences and Gates*

There is a chain link fence around the "open air class room" on the east side of the school as well as along part of the west and north sides.

Rating	Installed	Design Life	Updated
3 - Marginal	1953	30	MAR-08

Event: Repair 30m of chain link fence

Concern:
There are sections of chain link fence around the "open air class room" which have become detached from the top rails and require repair.
Recommendation:
Repair fences.
Consequences of Deferral:
Fences will deteriorate further.

Type	Year	Cost	Priority
Repair	2008	$2,288	Low

Updated: APR-08

G2040.03 Athletic and Recreational Surfaces**

On the south side of the school there are two play areas with "Big Toy" play equipment on a surface of wood chips with a poured concrete curb. There is also a gravel play area on this side of the school.
There is an asphalt play area in the centre and on the south side of the school.

Rating	Installed	Design Life	Updated
3 - Marginal	2005	25	MAR-08

Event: Replace 200m2 wood chip/100m2 gravel surface/1000m2 asphalt

Type	Year	Cost	Priority
Lifecycle Replacement	2030	$40,040	Unassigned

Updated: APR-08

Event: Resurface 1000m2 asphalt

Concern:
The asphalt play surface on the south side and in the centre of the school is cracked and appears unsightly.
Recommendation:
Resurface deteriorated asphalt.
Consequences of Deferral:
Asphalt will deteriorate further.

Type	Year	Cost	Priority
Repair	2009	$28,600	Medium

Updated: APR-08

G2040.05 Site and Street Furnishings*

There painted wood picnic tables on the north and south sides of the school.

Rating	Installed	Design Life	Updated
3 - Marginal	1985	0	MAR-08

Event: Repair & repaint 4 picnic tables

Concern:
The picnic tables appear unsightly and require repainting.
Recommendation:
Repaint tables.
Consequences of Deferral:
The tables will deteriorate further.

Type	Year	Cost	Priority
Repair	2008	$1,144	Low

Updated: APR-08

G2040.06 Exterior Signs*

There is a painted wood sign on the wall at the main entrance and a free standing wood sign at the front of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

G2040.08 Flagpoles*

There is a metal flag pole mounted on the building over the main entrance to the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

G2050.04 Lawns and Grasses*

There are grassed areas on all sides of the school.

Rating	Installed	Design Life	Updated
3 - Marginal	1953	0	MAR-08

Event: Replace 300m2 of grass

Concern:
There are bare patches in the grassed areas on the north, east and south sides of the school.
Recommendation:
Replace bare patches with asphalt.
Consequences of Deferral:
Grassed areas will deteriorate further.

Type	Year	Cost	Priority
Repair	2008	$9,152	Low

Updated: APR-08

G2050.05 Trees, Plants and Ground Covers*

There are mature tress on all sides of the school both coniferous and deciduous.

Rating	Installed	Design Life	Updated
5 - Good	1953	0	MAR-08

G3010.02 Site Domestic Water Distribution*

A 150mm cast iron water main is connected to the municipal system south of the school on 106th Street. This line travels east and north to connect to the metering room adjacent to the mechanical room on the south face of the original 1953 building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

G3020.01 Sanitary Sewage Collection*

The site plan for the original building indicates a 150mm sanitary main connects into a 250mm combined sewer line at the north face of the building. The site plan for the 1959 addition indicates that separate sanitary and storm mains were installed at the north face of the building and connected into municipal manholes west of the property along 106th Street.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

G3030.01 Storm Water Collection*

The site plan for the original building indicates a 200mm storm main leaves the north face of the building and connects into a 250mm combined sewer line. The site plan for the 1959 addition indicates that separate sanitary and storm mains were later installed at the north face of the building, and connected into municipal manholes west of the property along 106th Street. There are also 3 catch basins on the site - one in the central core paved area, and two south of the main building. These catch basins connect separately to the municipal system south and west of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

G3060.01 Gas Distribution*

Drawings indicate a 100mm medium pressure natural gas line connects to the municipal service main in 60A Street and travels south along 106th Street where it enters the property and connects to the metering room at the south face of the original 1953 building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1953	0	MAR-08

G4010.02 Electrical Power Distribution Lines*

The underground primary line from the Utility's residential distribution at 60A Avenue, north of the school, feeds the railed protected pad mounted transformer in front of the school. The underground secondary line of the transformer goes to the main switchboard in the Electrical Room.

Rating	Installed	Design Life	Updated
5 - Good	2002	0	MAR-08

G4010.04 Car Plugs-ins*

There are energized parking stalls for 28 cars, split between the parking lot, south of the school and parking spaces adjacent to the school on the west side (106 Street). These split receptacles are mounted on railings in weatherproof fittings and are thermostically controlled and cycled by the Building Management System."

Rating	Installed	Design Life	Updated
5 - Good	1999	0	MAR-08

G4020.01 Area Lighting*

Exterior lighting is all high pressure sodium. There are low lighting standards (4m) in the parking lot and in the front of the school and floodlights and wall mounted fixtures along the perimeter of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-08