

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Northmount Elementary School

B3233A
Edmonton

Facility Details

Building Name: Northmount Elementary Sch
Address: 14020 - 88a Street
Location: Edmonton

Building Id: B3233A
Gross Area (sq. m): 3,844.00
Replacement Cost: \$8,377,892
Construction Year: 1970

Evaluation Details

Evaluation Company: Kenneth M. Lee Architect
Evaluation Date: November 30 2007
Evaluator Name: Ken Lee

Total Maintenance Events Next 5 years: **\$2,866,003**
5 year Facility Condition Index (FCI): **34.21%**

General Summary:

In 1970, the one storey 3,844.00 sq.m. (concrete block, steel structure, brick & aluminum siding clad, non-combustible) school was constructed.

The current total gross area of the building is 3,844.00 sq.m.

The building is non-sprinklered and is in good condition.

The school is well maintained.

The student capacity is 293.

Structural Summary:

The foundation is concrete grade beams on concrete piles. The floor is concrete slab on grade. The roof structural frame of the south circular portion is steel deck on steel joist & steel beams supported by steel columns and concrete block walls.

The roof structural frame of the north rectangular portion is steel deck on steel joists supported by concrete block walls.

There are a lot of cracks in the concrete block walls in the gymnasium, gym storage room and shelter room. The floors along the west exterior walls in the gymnasium and shelter room slopes down towards the exterior walls. A further investigation by a qualified consultant is recommended.

The structure is in acceptable condition.

Envelope Summary:

The exterior walls are clad with brick and prefinished aluminum siding. The building has aluminum windows and 3 small skylights. Entrance doors are aluminum doors in aluminum frames. Utility doors are hollow metal doors in pressed metal frames. The roofs are the original BUR installed in 1970.

Repair the BUR above the incinerator room. Do a roof inspection. Replacement of the BUR on the roofs might be required. Re-seal the skylights.

The building envelope is in acceptable condition.

Interior Summary:

There are gypsum board walls with vinyl wall covering. There are also painted concrete block walls and gypsum board walls. Ceramic wall tiles in washrooms.

Ceilings are suspended T-Bar with acoustic tiles, adhered ceiling tiles and painted spray texture.

Hardwood strip flooring in gymnasium. Ceramic floor tiles in washrooms. Vinyl floor tile and carpet are the major floor finishes.

Replace the original carpet installed in 1970.

The interior is in acceptable condition.

Mechanical Summary:

(2) Sunny day cast iron boilers provide the schools perimeter hot water heating and air system heating coil requirements.

(1) newer AO Smith domestic hot water heater provides the hot water requirements. (2) Canadian Blower custom air systems provide the ventilation requirements for the school rooms. A standpipe system has been provided with the valves in hose cabinets. Significant life span upgrades will be required in the future for this building: heating , ventilation, and the plumbing fixtures are the major areas.

The mechanical systems are generally in good condition and functioning for the building presently.

Electrical Summary:

208v (3) phase 600amp service to the building to a Square D main distribution centre with several panels installed throughout. All lighting has been upgraded to T8 lamps except for a few areas where incandescent is needed. An Edwards fire alarm system is installed with bells only, and a Magna security system. Several upgrades have evolved over the years to provide newer technology to the school within a significant portion of the school, however additional work will be required in the future within the following systems: main electrical service and sub-panels, starters, and bell timer system.

The electrical systems are generally in good condition and functioning for the building presently.

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 - 1970 Section*

Concrete grade beams on concrete piles.

There are a lot of cracks in the concrete blocks walls in the gymnasium, gym storage room and shelter room. The floors along the west exterior walls in the gymnasium and shelter room slopes down towards the exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08



Cracks on the concrete block wall in the gym storage room.

Event: Repair foundation piles

Concern:

Cracks in concrete block walls in the gymnasium, gym storage room and shelter room. The floors in the gymnasium and shelter room along the west exterior walls slopes down towards the exterior wall. It might be due to soil settlement.

Recommendation:

Conduct repairs as recommended by study results. Cost estimate is based on repairing 3 failed piles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$171,600	Low

Updated: MAR-08

Event: Study

Concern:

Cracks in concrete block walls in the gymnasium, gym storage room and shelter room. The floors in the gymnasium and shelter room along the west exterior walls slopes down towards the exterior wall. It might be due to soil settlement.

Recommendation:

Hire a consultant to investigate this problem.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2008	\$28,600	Medium

Updated: APR-08

A1030 Slab on Grade - 1970 Section*

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame) - 1970 Section*

It is concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1970 Section*

The roofs of the north rectangular portion of the school with the gymnasium and shelter room are supported by concrete block walls. Concrete walls for the concrete stage floor. Concrete block walls for concrete mezzanine above gym storage room. Concrete block walls for concrete mezzanine floor above phy. ed. office.

The roofs of the south circular portion of the school are supported by steel decks on steel joists & steel beams on steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

B1010.03 Floor Decks, Slabs, and Toppings - 1970 Section*

Concrete slabs on grade. Concrete floors for stage and mezzanines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

B1010.05 Mezzanine Construction - 1970 Section*

Concrete floor on concrete block walls for the mezzanine above the gym storage room. Concrete floor on concrete block walls for the mezzanine above the phy. ed. office. These mezzanines are accessed by wall-mounted steel ladders from the stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08



A wall-mounted steel ladder to the mezzanine above the gym storage room.

B1010.07 Exterior Stairs - 1970 Section*

A concrete exterior stairs at the southeast corner of the shelter room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	MAR-08



The concrete exterior stairs at the southeast corner of the shelter room.

B1020.01 Roof Structural Frame - 1970 Section*

Steel deck on steel joists supported by concrete block walls for the north rectangular portion. Steel deck on steel joists & steel beams supported by steel columns and concrete block walls for the south circular portion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

B1020.04 Canopies - 1970 Section*

Canopies are steel deck on steel joists supported by concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1970 Section***

Brick masonry cladding on exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	75	MAR-08

B2010.01.06.03 Metal Siding - **

Prefinished aluminum sidings on the exterior walls above the library and on canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	MAR-08



Prefinished aluminum sidings on exterior walls above the library.

Event: Replace aluminum sidings. (300.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$35,979	Medium

Updated: APR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1970 Section*

It has the original expansion joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1970 Section**

It has the original joint sealers (caulking).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	20	MAR-08

Event: Replace joint sealers. (1,455.50 m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$29,072	Unassigned

Updated: APR-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1970 Section*

Concrete block exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1970 Section*

Aluminum louvers and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

B2010.09 Exterior Soffits - 1970 Section*

Prefinished aluminum soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1970 Section**

Aluminum double glazed windows with bottom slider units for classrooms. Aluminum double glazed windows above the library and for the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	MAR-08



Aluminum window for classroom.

Event: Replace aluminum windows. (38)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$164,274	Low

Updated: APR-08

B2030.01.01 Aluminum-Framed Storefronts: Doors - 1970 Section**

Aluminum doors in aluminum frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	MAR-08

Event: Replace aluminum doors. (3 doubles, 6 singles.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$54,912	Low

Updated: APR-08

B2030.02 Exterior Utility Doors - 1970 Section**

Hollow metal doors in pressed metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	MAR-08

Event: Replace exterior metal doors. (6 singles.)

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

Updated: APR-08

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

BUR for the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	25	MAR-08

Event: Do a roof inspection report.**Concern:**

The school hasn't done roof inspection since 1970. The school informed that the roof leaking badly above the incinerator room on December 13, 2007.

Recommendation:

Hire a roof inspection consultant to do an updated roof condition report.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2008	\$11,440	Medium

Updated: MAR-08**Event: Repair BUR. (50.00 sq.m.)****Concern:**

The school informed that the roof leaking badly above the incinerator room on December 13, 2007.

Recommendation:

Repair the BUR above the incinerator room and the adjacent area.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$6,864	High

Updated: APR-08**Event: Replace BUR roofing. (3,844.00 sq.m.)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$508,818	Medium

Updated: APR-08

B3020.01 Skylights**

Three plastic doom skylights. The size for each skylight is 1200 mm x 1200 mm. There are water stains on some ceiling tiles below the skylights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	25	MAR-08



Water stains on ceiling tiles below the skylight.

Event: Re-seal the skylights. (3)**Concern:**

There are water stains on the ceiling tiles below the skylights.
The sealers for the skylights are worn out.

Recommendation:

Re-seal these 3 skylights.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,432	Medium

Updated: APR-08

Event: Replace 3 skylights.**Recommendation:**

Replace 3 plastic doom skylights. The size of each skylight is 1200 mm x 1200 mm.

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

Updated: APR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1970 Section*

There are vents, chimneys, exhaust hoods and hatches on the roofs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

S3 INTERIOR**C1010.01.03 Unit Masonry Assemblies: Partitions -**

Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

C1010.01.07 Framed Partitions (Stud) -

Gypsum board with vinyl wall covering on metal stud frame partitions. Painted gypsum board on metal stud frame partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08



Gypsum board with vinyl wall covering on metal stud frame partitions.

C1010.04 Interior Balustrades and Screens, Interior Railings*

Steel railings for mezzanines above gym storage room and p.e.office at stage. Wall-mounted steel ladders from stage to these 2 mezzanines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	MAR-08



Steel railing for mezzanine above gym storage room at stage. A wall-mounted steel ladder from stage to mezzanine.

C1010.05 Interior Windows - Alumium*

Georgian wired glass and tempered glass set in aluminum frames for reception office and some classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08



Aluminum interior windows at reception office.

C1010.05 Interior Windows - Steel*

Windows with tempered glass set in pressed steel frames for computer room (anc 19).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	80	MAR-08

C1010.05 Interior Windows - Wood*

Wood frame vision panels with Georgian wired glass in solid core wood doors. Wood frame window with tempered glass for observation room in reading room (classroom 14).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	80	MAR-08



Wood interior window for observation room in reading room (classroom 14).

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

Solid core wood doors and hollow metal doors in pressed metal frames throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	MAR-08

C1020.03 Interior Fire Doors - *

Hollow metal doors and solid core wood doors in pressed metal frames. Hollow metal doors and pressed metal frames for boiler room, incinerator room, gym storage room and 1 janitor room with ULC label.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

C1020.05 Interior Large Doors - *

A metal sectional overhead door for the stage opening of the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	MAR-08



A metal sectional overhead door for the stage opening of the gymnasium.

C1030.01 Visual Display Boards - **

Blackboards and tackboards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	20	MAR-08

Event: Replace 35 blackboards & 33 tackboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$61,951	Unassigned

Updated: APR-08

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

Floor supported metal partitions in boy's washrooms, girl's washrooms and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	MAR-08

Event: Replace floor supported metal toilet partitions. (15)

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

Updated: APR-08

C1030.06 Handrails - *

Two wall-mounted steel handrails for stair from gym floor to stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

C1030.08 Interior Identifying Devices - *

Plastic signs in most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

C1030.12 Storage Shelving - *

Painted and plastic laminated plywood shelving throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

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

Commercial grade mirrors, soap dispensers, paper towel dispensers and toilet tissue holders located in all washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

C2010 Stair Construction*

A concrete stair from gym floor to stage.

A concrete stair in shelter room. This concrete stair is covered by a wood ramp which was constructed in 1981.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	100	MAR-08

C2020.05 Resilient Stair Finishes**

Resilient finish for the stair from gym floor to stage. (note: The cost to replace the resilient finish is less than \$1,000.00 and the cost for Life Cycle Replacement is not required.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	20	MAR-08

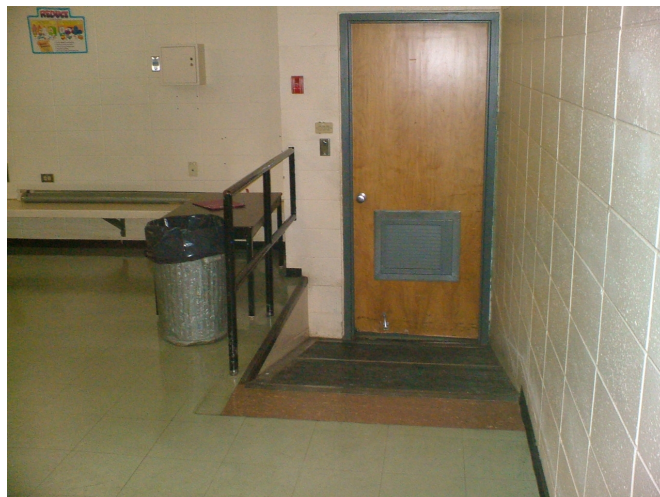


Resilient finish for stair from gym floor to stage.

C2030.01 Ramp Construction*

A wood ramp at the entrance door in shelter room. This ramp was constructed in 1981 on top of the existing concrete stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	100	MAR-08



Wood ramp at entrance door in shelter room.

C2030.02 Ramp Finishes*

Resilient finish for the wood ramp at the entrance door in shelter room.

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

C2030.03 Ramp Railings*

Steel railing for the ramp at the entrance door in shelter room.

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

C3010.04 Gypsum Board Wall Finishes (Unpainted) - *

There are partitions with gypsum board finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	60	MAR-08

C3010.06 Tile Wall Finishes - **

Ceramic wall tiles in boy's washrooms, girl's washrooms and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	MAR-08

Event: Replace ceramic wall tiles. (240.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$64,705	Low

Updated: APR-08

C3010.11 Interior Wall Painting - *

Walls of gypsum board, concrete block and concrete are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	10	MAR-08

C3010.12 Wall Coverings - Vinyl Wall Covering*

Approximately 95% of the interior partitions and walls of the south circular portion of the building have vinyl wall covering. The wall between infirmary room and storage room in the north rectangular portion of the building has vinyl wall covering.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	15	MAR-08

C3020.01.02 Paint Concrete Floor Finishes - *

Painted concrete floors in mezzanine above gym storage room, mezzanine above p.o.office, boiler room, incinerator room, gym storage room adjacent to incinerator room and 1 janitor room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	10	MAR-08

C3020.02 Tile Floor Finishes - Ceramic Floor Tiles**

Ceramic floor tiles in boy's washrooms, girl's washrooms and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	50	MAR-08

Event: Replace ceramic floor tiles. (75.70 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$20,535	Unassigned

Updated: APR-08

C3020.04 Wood Flooring**

Harwood strip flooring in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	MAR-08

Event: Replace hardwood strip flooring. (354.90 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$113,405	Low

Updated: APR-08

C3020.07 Resilient Flooring - Vinyl Floor Tile**

Vinyl floor tiles in 8 classrooms, multipurpose room (anc 17), staff room, kitchen area of staff workroom, 3 storage rooms, 1 gym storage room, 2 janitor rooms, vice-principal office, stage, p.e. office, electrical room, infirmary room, shelter room, vestibule and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	20	MAR-08

Event: Replace vinyl floor tiles. (1,750.55 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$93,225	Medium

Updated: APR-08

C3020.08 Carpet Flooring - Installed in 1970**

Carpet in 6 classrooms, computer classroom (anc 19), music room (classroom 9), principal office, administration office, corridors and staff workroom.

(Note: The kitchen area in staff workroom has a small area of vinyl floor tiles.)

Carpets in most areas are worn out. A lot of carpets in classrooms have open seams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	15	MAR-08



Carpet in a classroom.

Event: Replace carpet. (1,422.05 sq.m.)**Concern:**

Carpets in most of the areas are worn out. A lot of carpets in the classrooms have open seams. Trip hazard.

Recommendation:

Replace the carpet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$139,631	High

Updated: MAR-08

C3020.08 Carpet Flooring - Installed in 1989**

Carpet in library. Installed in 1989.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	15	MAR-08

Event: Replace carpet. (139.50 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$13,699	Medium

Updated: APR-08

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

Suspended T-Bar ceiling with acoustic tiles in vestibule, corridors, classrooms, computer classroom (anc 19), multipurpose room (anc 17), music room (anc 9), reading room (classroom 14), library, staff room staff workroom, administration office, principal office, vice-principal office, janitor rooms, storage rooms, boy's washrooms, girl's washrooms, staff washrooms, infirmary room, electrical room and stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	25	MAR-08

Event: Replace acoustic ceiling tiles. (3,118.30 sq.m.)

Concern:

It had reached the theoretical design life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$160,886	Low

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

Ceilings with spray texture finish are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	MAR-08

C3030.09 Other Ceiling Finishes - Adhered Acoustic Ceiling Tile*

Adhered acoustic ceiling tiles in gymnasium and shelter room. (note: The theoretical design life for acoustic ceiling tile is 25 years.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

C3030.09 Other Ceiling Finishes - Spray texture*

Ceilings with spray texture finish in boiler room, incinerator room, p.e office and gym storage rooms,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	60	MAR-08

S4 MECHANICAL**D2010.04 Sinks - ****

- (17) Stainless steel, single compartment sink in each classroom, art and science room, c/w drinking bubbler
 No plaster trap in art room sinks
 (1) Stainless steel, single compartment sink in library, c/w drinking bubbler
 (3) Stainless steel, single compartment sinks: staff room, infirmary, and caretakers office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	30	MAR-08

Event: Add Art Sink Interceptors**Concern:**

Art sinks do not have any type of interceptor installed

Recommendation:

Install a plaster interceptor in (2) art sinks.

Consequences of Deferral:

Sanitary system could become blocked and backup

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$1,716	Low

Updated: APR-08

Event: Replace Stainless Steel Sinks (21)**Concern:**

Sinks are past their recommended lifespan

Recommendation:

Replace (17) single compartment sinks with bubblers in classrooms, art and science room.

Replace (1) single compartment sink in library c/w bubbler.

Replace (3) single compartment sinks in staff room, infirmary, and caretakers office.

Consequences of Deferral:

If sink fails, unit cannot be used.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$25,282	Low

Updated: MAR-08

D2010.08 Drinking Fountains / Coolers - **

(5) vitreous china drinking fountains in central corridor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	35	MAR-08

Event: Replace Vitreous China Drinking Fountains (5)**Concern:**

Drinking Fountains are past their recommended lifespan

Recommendation:

Replace (5) wall mounted drinking fountains.

Consequences of Deferral:

Students will not be able to use them if they are not functioning

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$4,862	Low

Updated: MAR-08**D2010.09 Other Plumbing Fixtures - ***

(1) 2'x2' Molded janitors sink. No vacuum breaker to protect the potable water supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	0	MAR-08

Event: Replace Mop Sinks with Vacuum Breakers**Concern:**

Mop sink is past it's recommended life span

Recommendation:

Replace (1) Mop Sink with molded base and trim with vacuum breaker

Consequences of Deferral:

Janitor will have to use alternate source to get water for mop buckets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$1,716	Low

Updated: MAR-08

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

- (4) Stainless steel lavatory's with regular trim in boy's gym washroom
- (6) Baked enamel lavatory's with regular trim in girl's gym washroom. (2) unit have rusting penetrating the finish
- (4) Baked enamel lavatory's with regular trim in school washrooms. Both have rust penetrating the finish
- (1) Vitreous china wall mount lavatory with regular trim in staff washroom

- (9) Vitreous china water closets with flush valve in gym washrooms
- (1) Vitreous china water closets with flush valve in infirmary
- (3) Vitreous china water closets with flush valve in school washrooms
- (3) Vitreous china water closets with flush tank in staff washrooms

- (8) Vitreous china floor mounted urinals with flush valve in boy's gym washroom
- (1) Vitreous china floor mounted urinals with flush valve in boy's gym washroom

No handicap accessible fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	30	MAR-08

Event: Replace Washroom Fixtures (16 WCs, 15 Lavs, 9 Urnl's)

Concern:

Washroom plumbing fixtures are past their recommended lifespan

Recommendation:

Replace (4) Stainless steel lavatory's with regular trim in boy's gym washroom

Replace (6) Baked enamel lavatory's with regular trim in girl's gym washroom

Replace (4) Baked enamel lavatory's with regular trim in school washrooms

Replace (1) Vitreous china wall mount lavatory with regular trim in staff washroom

Replace (9) Vitreous china water closets with flush valve in gym washrooms

Replace (1) Vitreous china water closets with flush valve in infirmary

Replace (3) Vitreous china water closets with flush valve in school washrooms

Replace (3) Vitreous china water closets with flush tank in staff washrooms

Replace (8) Vitreous china floor mounted urinals with flush valve in boy's gym washroom to wall mounted type

Replace (1) Vitreous china floor mounted urinals with flush valve in boy's gym washroom to wall mounted type

Consequences of Deferral:

Failure of a fixtures will to allow use of the fixtures by students and staff

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$61,261	Low

Updated: MAR-08

D2020.01.01 Pipes and Tubes: Domestic Water - *

Copper piping throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

D2020.01.02 Valves: Domestic Water - **

Brass valves with a mixture of gate and ball valves throughout

Exterior non-freeze hose bib's require vacuum breakers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	40	MAR-08

Event: Replace Valves: Domestic Water (45 valves: 12mm - 40mm)**Concern:**

Domestic water valves are place their recommended life span

Recommendation:

Replace approximately (45) valves ranging from 12mm to 40mm

Consequences of Deferral:

If the water valve is closed, it may not reopen due to the shaft corroding. Possibility of valve leaking.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$17,732	Low

Updated: MAR-08**D2020.01.03 Piping Specialties (Backflow Preventors) - ****

Fire protection system has a proper ULC rated backflow valve

1999 Boiler system has a proper ULC rated backflow valve

Potable water system does not have a rated backflow valve. EPCOR will in the future require this valve to be installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	MAR-08

Event: Replace Piping Specialties (Backflow Preventors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$16,492	Unassigned

Updated: MAR-08

D2020.02.02 Plumbing Pumps: Domestic Water - **

(1) Bell and Gosset DHWR pump

1/2" DHWR piping used

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	20	MAR-08

Event: Replace Plumbing Pumps: Domestic Water (1)**Concern:**

Domestic hot water circulating pump is past it's recommended life span

Recommendation:

Replace (1) domestic hot water circulation pump

Consequences of Deferral:

Fast supply of hot water at hot water sources will be delayed

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,716	Low

Updated: MAR-08**D2020.02.06 Domestic Water Heaters - ****

(1) 2004 AO Smith 71 gallon, 120 MBH gas fired hot water tank for school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	20	MAR-08

Event: Replace 1 domestic water heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$6,897	Unassigned

Updated: MAR-08**D2020.03 Water Supply Insulation: Domestic - ***

Fiberglas insulation with foil vapor barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

D2030.01 Waste and Vent Piping - *

Copper and cast iron piping used throughout school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems - *

Cast iron roof drain run throughout school to underslab collection system, with an underground discharge to the city storm service in the street

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

D2040.02.04 Roof Drains - *

(14) cast iron roof drain with steel domes

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	MAR-08

D3010.02 Gas Supply Systems - *

Black iron steel for piping. Gas meter is installed inside mechanical room. ATCO will in the future require it to be relocated outside.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	60	MAR-08

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

(2) Sunnyday 402 cast iron sectional boilers (996.2 kW)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	35	MAR-08

Event: Replace Heating Boilers and Accessories (2)**Concern:**

Boilers are past their recommended life span

Recommendation:

Replace (2) boilers with new copper tubed boilers.

Consequences of Deferral:

If a boiler fails in cold outside temperatures, the heating system may not be able to maintain a typical temperature setting throughout the school

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$96,096	Medium

Updated: MAR-08

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

Galvanized steel with type C breeching through to the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	30	MAR-08

Event: Replace Chimneys (&Comb. Air) (2)**Concern:**

Boiler breeching is past it's recommended life span

Recommendation:

Replace (2) sets of boiler breeching

Consequences of Deferral:

If the breeching fails, carbon monoxide can enter the school, and/or a boiler will have to be shut down until fixed/replace of which during a cold winter day, will not allow the school to maintain a proper temperature setting

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$19,791	Medium

Updated: MAR-08

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

Chemical treatment is checked regularly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

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

(1) Canadian Blower HVB-183-B 6090 l/s with 208 kW heating coil and 136.2 kW reheat coil is provided for the gym and shelter section

(1) Canadian Blower HVB-183-A 3775 l/s with 146.5 kW heating coil is provided for the classroom section

(1) computer room ventilation system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	30	MAR-08

Event: Replace Air Handling Units (3)**Concern:**

Air systems are past their recommended life span

Recommendation:

Replace (1) one ventilation system with new hot water heating coil and reheat coil for the gym

Replace (1) one ventilation system with new heating coil for the classroom section

Replace (1) computer room ventilation system

Consequences of Deferral:

If air system fails, the proper amount of outside air to the area is services will be below required ventilation rates.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$213,356	Low

Updated: MAR-08

D3040.01.03 Air Cleaning Devices:Air Distribution - *

50mm pleated filter media in both air systems

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

D3040.01.04 Ducts: Air Distribution - *

Galvanized ducting.

Observation area has no supply air in central waiting area. This was a classroom area previously with no interior room requirements

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

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

Steel grilles used throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

D3040.03.01 Hot Water Distribution Systems - **

Black steel and copper piping

(2) SA Armstrong 11.0 l/s, 3.7 kW motor pumps

Westeel stand mounted expansion tank

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	40	MAR-08

Event: Replace Hot Water Distribution Systems (1036m of piping)**Concern:**

Hot water distribution system is past it's recommended lifespan

Recommendation:

Replace all hot water piping systems, and replace (2) circulation pumps

Consequences of Deferral:

Hot water piping could leak when it fails, and cause water damage.

Failure of one pump will leave the school in the risk of no heat if the other pump fails.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$195,338	Low

Updated: MAR-08

D3040.04.01 Fans: Exhaust - **

(1) Gym has roof top fan for gym exhaust

(8) general purpose exhaust fans throughout remaining school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	30	MAR-08

Event: Replace Exhaust Fans (9)**Concern:**

Exhaust fans are past their recommended life span

Recommendation:

Replace (1) Gym roof top fan

Replace (8) general purpose exhaust fans

Consequences of Deferral:

Fan will not provide exhaust requirement in general building or possibly washrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,380	Low

Updated: MAR-08

D3040.04.03 Ducts: Exhaust - *

Galvanized steel ducting

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

D3040.04.05 Air Outlets and Inlets: Exhaust - *

Steel grilles used throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

D3050.05.02 Fan Coil Units - **

(6) Entry's hot water force flow heaters. (4) with fans.

Unit heater installed in mechanical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	30	MAR-08

Event: Replace Fan Coil Units (6)**Concern:**

Unit are past their recommended life span

Recommendation:

Replace (6) entry's hot water force flow heaters all to be with fans

Replace unit heater installed in mechanical room

Consequences of Deferral:

Insufficient heat in the affected area if unit fails.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$15,444	Low

Updated: MAR-08

D3050.05.03 Finned Tube Radiation - **

Wall mounted radiation cabinets with copper tube an aluminum fin radiation are installed in remote rooms
(Classrooms have Herman Nelson units)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	40	MAR-08

Event: Replace Finned Tube Radiation**Concern:**

Finned tube radiation is past it's recommended life span

Recommendation:

Replace the radiation in the (2) remote areas

Consequences of Deferral:

Failure of tube could either provide no heat to space, or water damage if a leak occurs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,436	Low

Updated: MAR-08

D3050.07 Other Terminal and Packaged Units - *

(16) Herman Nelson wall ventilation units with hot water coils

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	15	MAR-08

Event: Replace Herman Nelson Units (16)**Concern:**

Herman Nelson units are past their recommended life span

Recommendation:

Replace the (16) Herman Nelson units with a central ventilation system, and perimeter radiation.

Consequences of Deferral:

Failure of one unit would not provide heating and ventilation to the classroom is services

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$268,039	Medium

Updated: MAR-08

D3060.02.02 Pneumatic Controls - **

Thermostats and radiation control valves throughout remain to be pneumatic type.
Air system controls and damper motors are pneumatic type

Devilbiss air compressor with Johnston Control air dryer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	40	MAR-08

Event: Replace Thermostats (26)**Concern:**

Thermostats are past their recommended life span

Recommendation:

Replace approximately (26) thermostats to electric type.
Remove air compressor.

Consequences of Deferral:

Failure of thermostat will not allow heating system to function
within the area is services

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$25,282	Low

Updated: MAR-08

D3060.02.05 Building Systems Controls (BMCS, EMCS) - **

EMCS control system by Barber Coleman Network 8000 installed to mechanical systems with monitor in custodian office and remote access connection

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	MAR-08

Event: Replace EMCS control system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$55,518	Unassigned

Updated: MAR-08

D4020 Standpipes - *

(4) fire department standpipe hose cabinets with fire extinguisher installed throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	60	MAR-08

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

ABC type pressurized fire extinguishers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-08

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

208v (3) phase, (4) wire, 600 amp Square D main distribution centre with molded circuit breakers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	40	MAR-08

Event: Replace Main Electrical Switchboards**Concern:**

Main distribution system is past it's recommended life span

Recommendation:

Replace main distribution with a similar 600 amp system

Consequences of Deferral:

If the main distribution has a failure, either no power, or only partial power will be available for the school

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$82,711	Medium

Updated: MAR-08

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

(5) sub panels installed throughout are Square D

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	30	MAR-08

Event: Replace Electrical Branch Circuit Panelboards (5)**Concern:**

Electrical sub-panels are past their recommended life span

Recommendation:

Replace (5) sub-panels

Consequences of Deferral:

Failure of sub-panel could cause partial or complete power failure in the area is services

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,020	Low

Updated: MAR-08

D5010.07.02 Motor Starters and Accessories - **

A&B starters used for the air systems, air compressor, P-1&2, and EF-1 and 3.
Westinghouse junction box starters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	30	MAR-08

Event: **Replace Motor Starters and Accessories (5 main, 6
junct bxs)**

Concern:

Starters are past their recommended life span

Recommendation:

Replace (5) main starters, and (8) junction box starters.

Consequences of Deferral:

Equipment the starter services may not be operations, of which this could include air systems.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,436	Low

Updated: MAR-08

D5020.01 Electrical Branch Wiring - *

Copper wiring throughout.

Art room kiln outlet is surface mounted and loose from wall. Staff room counter has a power outlet too close to sink.
Several classrooms have a power outlet too close to the sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

Combination of 120v light switching

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

D5020.02.02.01 Interior Incandescent Fixtures - *

Infirmary and observation room are the only incandescent pot lights used in the school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	MAR-08

D5020.02.02.02 Interior Florescent Fixtures - **

All florescent lighting system have been upgraded to T8 lamps and ballasts

Most fixtures are surface mounted with wrap around lens. Main entry has 600x600 recessed fixtures. Shelter room has wire cage surface fixtures

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	MAR-08

Event: Replace Interior Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$225,482	Unassigned

Updated: APR-08

D5020.02.03.02 Emergency Lighting Battery Packs - **

Lumacell emergency lighting is installed throughout generally with battery pack, and a few remote heads Tungsten lamps used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	20	MAR-08

Event: Replace Emergency Lighting Battery Pack

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$16,063	Unassigned

Updated: MAR-08

D5020.02.03.03 Exit Signs - *

All exit signs are with LED lamps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	MAR-08

D5020.02.05 Special Purpose Lighting - *

Gym stage has incandescent stage lighting system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

D5020.03.01.03 Exterior Metal Halide Fixtures - *

Recess fixtures at canopy entry's, and wall mounted in parking area used with low wattage lamp
No comments from users

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

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

Exterior lights are controlled by a timer(Square D) in the school mechanical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

D5030.01 Detection and Fire Alarm - **

Edwards 6616 fire alarm system panel is installed in general office c/w bells only throughout the school. Remote annunciator installed at main entry
No monitoring of standpipe valves and flow

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-08

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$70,362	Unassigned

Updated: MAR-08

D5030.02.02 Intrusion Detection - **

Magnalert/Napco security system panel, with boiler room door contact, and motion sensors within the building

<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	\$41,390	Unassigned

Updated: MAR-08

D5030.03 Clock and Program Systems - *

Simplex panel for bell timing only. No clock control

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	25	MAR-08

Event: Replace bell timer system**Concern:**

Bell timer system is past it's recommended lifespan

Recommendation:

Replace bell system with small electronic timer system

Consequences of Deferral:

Bells will not operate throughout the school

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,004	Low

Updated: MAR-08

D5030.04.01 Telephone Systems - *

Meridian telephone system panel with a Nortel controller Systems are connected to a remote UPS battery (APC 750)
Meridian phones used throughout

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

D5030.04.05 Local Area Network Systems - *

Cat 5e data cabling installed in most areas of building
Patch cables installed are Cat 5 only
Compact server has a UPS remote backup (Ditek surge protector)
HP switches

Supernet fibreoptic cable installed for internet requirements

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-08

D5030.05 Public Address and Music Systems - **

Bogen Multicom 2000 system is connected to the telephone system, with a remote station in the office
Speakers installed throughout for PA integral to system

Computer room has a FM sound installed

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

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$17,023	Unassigned

Updated: MAR-08

D5030.06 Television Systems - *

Coax cables are run into each classroom with an outlet at each classroom television

Coax cable has been run from school roof, across street, to apartment building. Would appear to be cable service to school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090 Other Equipment - Kiln**

One kiln in multi-purpose room (anc 17).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

E1090.04 Residential Equipment - *

Residential grade refrigerator, range, dishwasher, toaster oven and microwave oven in kitchen area of staff workroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

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

Four basketball backboards in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

E2010.02 Fixed Casework -**

Painted plywood casework with linoleum top and rubber base splash back in classrooms. The school has to repair the linoleum tops and the rubber base splash backs very often. Painted and plastic laminated plywood casework in staff workroom, and other rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	MAR-08



Painted plywood casework with linoleum top & rubber base splash back in classroom.

Event: Replace fixed casework in classrooms. (Approx. 30 m.)

Concern:

The school needs to replace the linoleum tops and rubber base splash backs very often. It also looks very outdated.

Recommendation:

Replace the fixed casework in the classrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$15,444	Medium

Updated: APR-08

Event: Replace fixed casework. (Approx. 220.00 m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$98,155	Medium

Updated: APR-08

E2010.03.06 Curtains and Drapes**

The exterior windows of classrooms have drapes. There are curtains for the stage opening facing the shelter room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-08



Drapes on windows.

Event: Replace drapes (16). Replace 1 set of curtains.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$15,444	Unassigned

Updated: APR-08

F2020.01 Asbestos - *

According to the asbestos testing report dated January 3, 2002, there are asbestos in the vinyl floor tiles & spray texture ceilings in various locations throughout the facility, pipe fittings on mechanical & domestic water lines located throughout the facility, boiler breaching insulation material in the boiler room, duct parging insulation in the boiler room and a storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

F2020.04 Mould - *

There is no mould according to information from school board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

S8 FUNCTIONAL ASSESSMENT

K3020 Indoor Environment

The art room has a kiln with no exhaust system installed.

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

Event: Install new exhaust system

Concern:

Art room kiln does not have an exhaust system installed.

Recommendation:

Install a retractable exhaust hood with a new fan on the roof.

Consequences of Deferral:

When the kiln is energized, the ceramic and glazing fumes and heat will enter the school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$9,610	High

Updated: APR-08

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

It has barrier free route from parking lot to the main entrance and other entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

K4010.02 Barrier Free Entrances - *

It has barrier free entrances but no barrier free power operators on entrance doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	0	MAR-08

Event: Install a power operators on entrance door. (1)

Concern:

It does not meet current code requirement.

Recommendation:

Install a barrier free power operator on an entrance door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$5,720	Medium

Updated: MAR-08

K4010.03 Barrier Free Interior Circulation - *

Barrier free access to all areas except to the stage in gymnasium, stage in music room, floor level in music room, mezzanine above gym storage room and mezzanine above phy. ed. office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	0	MAR-08



The handicapped cannot go to the floor level in the music room.

Event: Install a wheelchair lift and 2 ramps.

Concern:

The handicapped cannot go to the stage in gymnasium, stage in music room and floor level in music room.

Recommendation:

Install a wheelchair lift to the stage in gymnasium. Install a ramp from the seating area to the floor level in music room. Install another ramp from the floor level to the stage in music room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$14,872	Medium

Updated: APR-08

K4010.04 Barrier Free Washrooms - *

No barrier free washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	0	MAR-08

Event: **Install barrier free washroom facilities.**

Concern:

No barrier free washrooms. It does not meet current code requirements.

Recommendation:

Install barrier free washroom facilities.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$13,728	Unassigned

Updated: APR-08

RECAPP Facility Evaluation Report



Northmount Elementary School

S3233
Edmonton

Facility Details**Building Name:** Northmount Elementary Sch**Address:****Location:** Edmonton**Building Id:** S3233**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:** Kenneth M. Lee Architect**Evaluation Date:** October 16 2007**Evaluator Name:** Ken Lee**Total Maintenance Events Next 5 years:** \$213,865**5 year Facility Condition Index (FCI):** 0%**General Summary:****Architectural:**

Northmount Elementary School site comprises of 4.95 hectares located at the corner of 140 Avenue and 88A Street. The parking lot is accessed from 88A Street. There is parking area for school buses on 88A Street.

Concrete sidewalks from 88A Street and 140 Avenue to the main entrance and 5 other entrances.

There are chain link fences on the west side and north side of the parking lot. There are chain link fence on the south property line on 140 Avenue.

The site has lawns, trees, basketball courts and children playground.

Repave the asphalt pavement. Repave the concrete pavement in front of the west entrance of the main entrance vestibule. Repave one concrete sidewalk from 88A Street to the main entrance. Repave gravel pavement with asphalt pavement. Install parking lot signs and parking lot pavement markings.

The rating for other architectural site work is acceptable.

Mechanical:

Sanitary, domestic water/fire Protection, and storm from the building and site discharge to City main services in the street. Roof drainage collects within the building and connects to the underground system. Natural gas is run to the building from the utility service in the street.

No significant problems reported or observed at the time of the site visit.

Electrical:

Underground power and telephone services are run from the utility services to the building. A pad mounted transformer is installed on the east side of the building. (22) stall are energized from (6) outlets on a rail and (5) outlets on the building exterior. Exterior lighting is provided from wall packs on the building in the parking area only. A timer controls the operation of the exterior lights.

No significant problems reported or observed at the time of the site visit.

Overall site condition is 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) - ****

Two roadways (asphalt) from 88A Street to parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	25	MAR-08



Asphalt paved parking lot.

Event: Replace roadway. (75.00 sq.m.)

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

Updated: APR-08

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

Asphalt paved parking lot accessed from 88A Street with 28 stalls for staff, visitors and the handicapped. There are pot holes and cracks in the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	25	MAR-08



Asphalt paved parking lot.

Event: Repair asphalt pavement. (285.00 sq.m.)**Concern:**

There are pot holes and cracks in the parking lot. It can cause damage to vehicles. Trip hazard.

Recommendation:

Re-paved those areas with pot holes and cracks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$10,468	Medium

Updated: APR-08



Pot holes and cracks in parking lot.

Event: Repave parking lot. (1,140.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$41,733	Low

Updated: APR-08

G2020.06.01 Traffic Barriers - *

Steel guard rails on steel guard posts between the north concrete sidewalk and the parking lot & roadway.
 Steel guard rails on steel posts for the transformer.
 Two steel guard posts in front of an equipment box on the north exterior wall of the mechanical room (boiler room).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08



Steel guard rails on steel guard posts between the north concrete sidewalk and the parking lot & roadway.

G2020.06.02 Parking Bumpers - *

There are precast concrete bumpers for the parking stalls on the east side of the parking lot facing the lawn.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08



Precast concrete bumpers for the parking stalls on the east side of the parking lot facing the lawn.

G2020.06.03 Parking Lot Signs - *

There are signs for no parking with \$50.00 penalty. No parking lot signs for staff, visitors and handicapped.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	0	MAR-08

Event: Install parking lot signs. (6)**Concern:**

There is no parking lot signs for staff, visitors and the handicapped.

Recommendation:

Install parking lot signs for staff, visitors and the handicapped.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$2,746	Medium

Updated: APR-08

G2020.06.04 Pavement Markings - *

There is no pavement markings for the stalls in the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	0	MAR-08

Event: Paint pavement markings for stalls. (345 m.)**Concern:**

There is no pavement markings for the stalls in the parking lot.

Recommendation:

Paint pavement markings for parking stalls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$3,432	Medium

Updated: APR-08

G2030.02.01 Gravel Pedestrian Surfacing*

Most of the gravels of the gravel pavement at the bike rack area are gone.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	10	MAR-08



Gravel pavement at bike rack area.

Event: **Repave gravel pavement with asphalt pavement.**
(74.50 sq.m.)

Concern:

Most of the gravel of the gravel pavement at the bike rake area are gone. It gets muddy after rain.

Recommendation:

Repave the gravel pavement with asphalt pavement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,728	Medium

Updated: APR-08

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

There are concrete sidewalks from 88A Street and 140 Avenue to the concrete sidewalk on the perimeter of the south circular portion of the school. This concrete sidewalk on the perimeter of the rotunda portion of the school goes to the main entrance and 5 other entrances. The main entrance, south entrance and west entrance to the main entrance vestibule have concrete pavements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	25	MAR-08

Event: Regrade and repave concrete pavement. (70.00 sq.m.)

Concern:

The exterior concrete pavement in front of the west entrance to the main entrance vestibule is at a higher elevation than the vestibule. Water goes into the vestibule after rain.

Recommendation:

Remove the existing concrete pavement. Regrade to have positive slope away from the building and repave the concrete pavement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$13,751	High

Updated: APR-08



West entrance to the main entrance vestibule.

Event: Repave concrete sidewalk. (85.50 sq.m.)

Concern:

There are cracks on the sidewalk from 88A Street to the main entrance. Trip hazard.

Recommendation:

Repave this concrete sidewalk.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$16,794	Medium

Updated: APR-08



Concrete sidewalk from 88A Street to the main entrance.

Event: Replace concrete sidewalk & pavement. (500.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$98,190	Medium

Updated: APR-08

G2040.02.01 Chain Link Fences and Gates*

Chain link fences at the west and north side of the parking lot.

Chain link fence on the south property line to the west property line along 140 Avenue. The City installed the chain link fence beyond the west property line on 140 Avenue.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-08



Chain link fence at the west and north side of the parking lot.

G2040.03 Athletic and Recreational Surfaces - Asphalt Pavement**

The asphalt pavement on the west side of the gymnasium is for outdoor play area. It has 2 basketball backboards on steel posts and 2 ball hoops on 2 steel posts.

The asphalt pavement is cracking and breaking up in a number of areas. It also has a lot of pot holes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1970	25	MAR-08



Asphalt pavement with cracks and pot holes.

Event: **Repave the asphalt pavement. (910.00 sq.m.)**

Concern:

It is used for outdoor recreational activities. The pavement is cracking and breaking up in a number of areas. Trip hazard.

Recommendation:

Repave the asphalt pavement with positive slope away from the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$27,456	High

Updated: APR-08

G2040.04 Athletic and Recreational Equipment - Children Playground

Children playground with sand pit at the west side of the school. Installed in 2002. According to the record from School Board, the cost for the playground development was \$107,115.00 in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	MAR-08



Northmount--A--10.16.07 035.jpg

Event: Replace children playground & equipment. (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$143,000	Unassigned

Updated: APR-08

G2040.05 Site and Street Furnishings*

Two wood park benches at the children playground.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	15	MAR-08

G2040.06 Exterior Signs - *

A school name sign on the exterior wall at the main entrance.

A free standing concrete sign with school name on the lawn facing 88A Street.

Another free standing wood sign with school name on another lawn facing 88A Street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08



A free standing concrete sign on a lawn facing 88A Street.

G2040.08 Flagpoles - *

One flagpole on the lawn in front of the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

G2050.04 Lawns and Grasses - *

Lawns on east, south and west side of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

G2050.05 Trees, Plants and Ground Covers - *

Trees on the east lawns facing 88A Street. Shrubs at the free standing concrete sign with school name sign on the lawn facing 88A Street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

G3010.02 Site Domestic Water Distribution - *

100 mm water municipal service installed to the building for domestic potable water service and fire hose cabinet for fire protection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

G3010.03 Site Fire Protection Water Distribution - *

City operated fire hydrant is located in 88A street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

G3020.01 Sanitary Sewage Collection - *

Municipal sewer service to building from 88A Street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

G3030.01 Storm Water Collection - *

Municipal storm service from 88A Street. Roof drain on flat room collect inside and run underground.

Parking areas have catch-basins installed that collect and discharge to the City main in the street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

G3060.01 Gas Distribution - *

Utility gas main has been brought to the building to a gas meter located in the mechanical room. Utility company is responsible for gas service to building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

G4010.02 Electrical Power Distribution Lines - *

Underground power service has been installed to a pad mounted transformer north-east of the building. With the secondary line from the transformer to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

G4010.04 Car Plugs-ins - *

(22) energized stalls on north side of building (5 outlets) and parking rail (6 outlets).

All control by digital control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08

G4020.01 Area Lighting - *

Metal Halide wall pack lights are mounted on the north side of the building.
Lighting level is minimal, but no problems noted by users.

All lights are controlled by a timer inside.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	MAR-08