

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Norwood Elementary School

B3234A
Edmonton

Facility Details

Building Name: Norwood Elementary School
Address: 9520 - 111 Avenue
Location: Edmonton

Building Id: B3234A
Gross Area (sq. m): 3,399.30
Replacement Cost: \$7,408,681
Construction Year: 1908

Evaluation Details

Evaluation Company: Kenneth M. Lee Architect
Evaluation Date: November 27 2007
Evaluator Name: Ken Lee

Total Maintenance Events Next 5 years: **\$306,346**
5 year Facility Condition Index (FCI): **4.13%**

General Summary:

The original 4 storey 3,000.00 sq.m. (brick & stone clad, masonry & wood frame construction, combustible) school was constructed in 1908.

In 1971, a one story 351.30 sq.m. (precast concrete panel clad, concrete, concrete block, metal clad, non-combustible) addition was added.

In 1999, a one storey 48.00 sq.m. (metal clad, steel frame, non-combustible) addition was added.

The current total gross area of the building is 3,399.30 sq.m..

The building is non-sprinklered.

The student capacity is 164.

The facility underwent a major modernization in 1999 for the 1908 original building and the 1971 addition

Structural Summary:

The 1908 original building, 1971 and 1999 additions have concrete wall foundations with continuous concrete footings.

The upper floors of the 1908 building are supported by masonry walls.

The roof structure of the 1908 building is plywood sheathing on wood trusses supported by masonry walls. The roof structure of the 1971 addition is precast concrete structural roof panels supported by precast concrete wall panels, concrete walls and concrete block walls. The roof structure of the 1999 addition is sheet metal roofing panels on steel deck on steel joists supported by metal stud frame walls.

The structure is in acceptable condition.

Envelope Summary:

The exterior walls of the 1908 building are clad with brick and stone. The exterior walls of the 1971 addition are precast concrete panels, concrete walls and concrete block walls. Some areas of the exterior walls of the 1971 addition are clad with prefinished aluminum siding. The exterior walls of the 1999 addition are clad with prefinished aluminum siding.

The 1908 building has pvc windows, 2 wood doors in wood frames and 1 hollow metal door in pressed metal frame. The 1971 addition has hollow metal doors in pressed metal frames.

The 1908 building has wood shingles. The 1971 addition has SBS roofing. The 1999 addition has sheet metal roofing panels.

The building envelope is in acceptable condition.

Interior Summary:

Walls are painted gypsum board, plaster wall finish, concrete block, brick and concrete.

Ceilings are suspended T-Bar with acoustic tiles, painted gypsum board, painted plaster finish and concrete.

Vinyl sheet flooring and vinyl floor tiles are the major floor finish. Hardwood flooring in gymnasium. Carpet in library, music room, staff room, staff workroom, principal office and offices.

Replace the uplifted vinyl sheet flooring in the basement corridor.

The interior is in acceptable condition.

Mechanical Summary:

(2) Raypak hot water boilers provide perimeter heating and air system coil heating requirements for the school. One built up custom air system provides the majority of the ventilation requirements with one gas-fired Lennox air system for the gym. (1) AO Smith and (1) State water heater provide the domestic hot water requirements. A central EMCS system provide the base system control strategy's, but the separate heating system are stand-alone thermostats. The 1999 modernization included mechanical upgrades within the original building for the heating and ventilation systems. The plumbing systems were generally upgraded in 1991.

The mechanical systems are generally in good condition.

Electrical Summary:

208v, (3) phase, 800 amp service to the building to a Federal Pioneer Equipment main distribution center with several FPE panels throughout the school. Most of the school has T8 lamps except for the gym with metal halide fixtures. A Simplex fire detection system is installed with strobes and a Magna security system. The 1999 modernization included a significant amount of electrical upgrades within the original building. The electrical systems are generally in good condition. Lifecycle replacements for 2012 would be the gym lighting systems.

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 - 1908 Section*

Concrete wall foundation (continuous footing).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

A1010 Standard Foundations - 1971*

Concrete wall foundation (continuous footing).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

A1010 Standard Foundations - 1999*

Concrete wall foundation (continuous footing).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

A1030 Slab on Grade - 1908*

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

A1030 Slab on Grade - 1971*

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

A1030 Slab on Grade - 1999*

Concrete slab on grade for basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

A2020 Basement Walls (& Crawl Space)*

Concrete walls and brick masonry walls for basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame) - 1908 Section*

Plywood subfloor on wood joists supported by brick masonry walls for main floor, second floor and third floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1908*

Brick masonry walls for main floor, 2nd floor, 3rd floor and roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1971*

Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	100	MAR-08

B1010.03 Floor Decks, Slabs, and Toppings - 1908*

Main floor is concrete slab on grade. 2nd floor and 3rd floor have plywood subfloor on wood joists. The small stage in library on 3rd floor has plywood subfloor on wood joist.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

B1010.03 Floor Decks, Slabs, and Toppings - 1971*

Concrete slab on grade for main floor. Plywood on precast concrete slab for the mezzanine fan room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

B1010.03 Floor Decks, Slabs, and Toppings - 1999*

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

B1010.04 Balcony Floor Construction (& Decks)*

Concrete floor supported by masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	80	MAR-08



An exterior balcony above the main entrance.

B1010.05 Mezzanine Construction*

Mezzanine fan room has plywood on precast concrete slab supported by precast concrete wall panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

B1010.07 Exterior Stairs*

Concrete and stone masonry stairs for main entrance and east entrance.
Concrete stair for north entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	40	MAR-08

B1020.01 Roof Structural Frame - 1908*

Sheet metal roofing panels on steel deck on steel joists supported by metal stud frame walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

B1020.01 Roof Structural Frame - 1971*

Precast concrete structural panels for the roof supported by precast concrete wall panels and concrete walls for the gymnasium.

Precast concrete structural panels for the roof supported by concrete block walls for the vestibule between the gymnasium and 1908 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

B1020.01 Roof Structural Frame - 1999*

Plywood sheathing on wood trusses supported by brick masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

B1020.04 Canopies*

Main entrance has an exterior balcony with concrete floor supported by masonry walls for canopy.
East entrance has a wood canopy supported by wood frame structure mounted on exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08



Wood canopy of east canopy.

S2 ENVELOPE

B2010.01.01 Precast Concrete: Exterior Wall Skin - 1971 Section*

1971 - Precast concrete exterior wall panels and concrete walls for the gymnasium portion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	75	MAR-08

B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1908 Section*

1908 - Brick masonry and stone masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	75	MAR-08



1908 building has brick masonry and stone masonry exterior walls.

B2010.01.02.02 Concrete Block: Ext. Wall Skin - 1971 Section*

1971 - Concrete block walls and stone masonry wall for the vestibule between the gymnasium and 1908 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	75	MAR-08



North exterior wall of the connection between the gymnasium and 1908 building.

B2010.01.03 Stone Assemblies: Exterior Wall Skin - 1908 Section*

1908 - Stone masonry and brick masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	75	MAR-08

B2010.01.03 Stone Assemblies: Exterior Wall Skin - 1971 Section*

1971 - The south exterior wall of the vestibule between the gymnasium and the 1908 building has stone masonry wall and concrete exterior wall.

(Note: The stone masonry wall is the exterior stair of the 1908 building and was installed in 1908.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	75	MAR-08



The south exterior wall of the connection corridor between the gymnasium and the 1908 building.

B2010.01.06.03 Metal Siding - 1971 Section**

1971 - Prefinished aluminum sidings on exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1971	40	MAR-08

Event: Replace metal sidings. (90 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,788	Low

Updated: APR-08

B2010.01.06.03 Metal Siding - 1999 Section**

1999 - Prefinished aluminum sidings on exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	40	MAR-08

Event: Replace metal siding. (160.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$19,173	Unassigned

Updated: APR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1908 Section*

1908 - It has expansion control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1971 Section*

1971 - It has expansion control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1999 Section*

1999 - It has expansion control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1908 Section**

1908 - It has joint sealers (caulking). Installed in 1999.

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

Event: Repair joint sealers (caulking). (1,116.00 m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$22,319	Low

Updated: APR-08**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1971 Section****

1971 - It has joint sealers (caulking).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	20	MAR-08

Event: Repair joint sealers (caulking). (95.00 m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,899	Low

Updated: APR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1999 Section**

1999 - It has joint sealers (caulking).

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

Event: Repair joint sealers (caulking). (120.00 m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$2,437	Low

Updated: APR-08**B2010.02.01 Cast-in-place Concrete:Ext.Wall Const - 1971 Section***

1971 - It has concrete walls and precast concrete panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

B2010.02.02 Precast Concrete: Ext. Wall Const. - 1971 Section*

1971 - It has precast concrete panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1908 Section*

1908 - It has brick masonry and stone masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1971 Section*

1971 - It has concrete block walls and stone masonry wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall - 1999 Section*

1999 - It has metal stud frame walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1908 Section*

1908 - It has aluminum louvers and grilles. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1971 Section*

1971 - It has aluminum louvers and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

B2010.09 Exterior Soffits - 1908 Section*

1908 - It has painted wood soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows - 1908 Section**

1908 - It has pvc windows, sealed double glazed units with sliders c/w insect screens. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	MAR-08

Event: Replace pvc windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$128,204	Unassigned

Updated: APR-08

B2030.01.02 Steel-Framed Storefronts: Doors - 1971 Section**

1971 - It has hollow metal doors in pressed metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	MAR-08

Event: Replace metal entrance doors. (1 double, 1 single)

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

Updated: APR-08

B2030.01.10 Wood Entrance Door - 1908 Section**

1908 - It has wood entrance doors in wood frames for main entrance, east entrance and balcony entrance on 2nd floor. Installed in 1908 and refinished in 1999. These are the original 1908 classical wood doors and were refinished in 1999. Retain for the style and historical value.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	30	MAR-08



Wood entrance door for main entrance.

Event: Replace exterior door. (2 double, 1 single)

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

Updated: APR-08

B2030.02 Exterior Utility Doors - 1908 Section**

1908 - The north entrance has a hollow metal door in pressed metal frame. Installed in 1999.

1908 - Four hollow metal doors in pressed metal frames for 4 exit doors of 4 basement classrooms. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	MAR-08

Event: Replace utility door (5 single)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$9,152	Unassigned

Updated: SEP-08

B3010.02.01.07 Wood Shingles - 1908 Section**

1908 - Wood shingles. Replaced in 1993.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-08

Event: Replace wood shingles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$19,880	Unassigned

Updated: APR-08**B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1971 Section****

1971 - SBS membrane roofing. Re-roofed in 1993.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	25	MAR-08

Event: Replace SBS membrane roofing. (351.30 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$46,499	Low

Updated: APR-08**B3010.07 Sheet Metal Roofing - 1999 Section****

1999 - Sheet metal roofing panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	MAR-08

Event: Replace sheet metal roofing. (48.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$5,914	Unassigned

Updated: APR-08

B3010.08.02 Metal Gutters and Downspouts - 1908 Section**

1908- It has metal gutters and metal downspouts. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-08

Event: **Replace metal gutters and downspouts. (10 downspouts)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$18,464	Unassigned

Updated: APR-08

B3010.08.02 Metal Gutters and Downspouts - 1971 Section**

1971 - It has metal gutters and 1 metal down downspout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	MAR-08

Event: **Replace metal gutters and downspout. (1 downspout)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,324	Unassigned

Updated: APR-08

B3010.08.02 Metal Gutters and Downspouts - 1999 Section**

1999 - It has metal gutter and one metal downspout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-08

Event: **Replace metal gutters and downspout. (1 downspout)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$3,249	Unassigned

Updated: APR-08

B3020.01 Skylights**

1908 - One metal frame skylight.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	25	MAR-08



Skylight.

Event: Replace 1 skylight.

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

Updated: APR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1908 Section*

1908 - There are vents, chimneys and exhaust hoods on the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1971 Section*

1971 - There are vents, chimneys and exhaust hoods on the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

S3 INTERIOR

C1010.01.03 Unit Masonry Assemblies: Partitions - 1908 Section

1908 - Brick masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	100	MAR-08

C1010.01.03 Unit Masonry Assemblies: Partitions - 1971 Section

1971 - Concrete block walls and gypsum board on metal stud frame partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	100	MAR-08

C1010.01.07 Framed Partitions (Stud) - 1908 Section

1908 - Gypsum board on metal stud frame partitions. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	100	MAR-08

C1010.01.07 Framed Partitions (Stud) - 1971 Section

1971 - Gypsum board on metal stud frame partitions and concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

C1010.05 Interior Windows - 1908 Section*

1908 - Georgian wired glass and tempered glass set in metal frames in windows and vision sidelites at doors. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

C1020.01 Interior Swinging Doors (& Hardware) - 1908 Section*

1908 - Solid core wood doors and hollow metal doors in pressed metal frames throughout. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	MAR-08

C1020.01 Interior Swinging Doors (& Hardware) - 1971 Section*

1971 - 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	1971	40	MAR-08

C1020.01 Interior Swinging Doors (& Hardware) - 1999 Section*

1999 - Hollow metal doors in pressed metal frames throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	MAR-08

C1020.03 Interior Fire Doors - 1908 Section*

1908 - Solid core wood doors and hollow metal doors in pressed metal frames throughout. Installed in 1999. The classroom doors, library doors and corridor doors at stair # 1 and stair # 2 have magnetic door holders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08



The library at stair # 1 has magnetic door holder.

C1020.03 Interior Fire Doors - 1971 Section*

1971 - Solid core wood doors and hollow metal doors in pressed metal frame throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	50	MAR-08

C1020.03 Interior Fire Doors*

1999 - Hollow metal doors in pressed metal frames throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	50	MAR-08

C1020.04 Interior Sliding and Folding Doors - 1908 Section*

Two aluminum glass sliding doors for 2 quiet rooms in the administration office on main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08



Two aluminum glass sliding doors for 2 quiet rooms in the administration office on main floor.

C1030.01 Visual Display Boards - 1908 Section**

1908 - Whiteboards and tackboards throughout. Installed in 1999. (Note: There is no whiteboards and tackboards in 1971 and 1999 additions.)

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

Event: Replace whiteboards and tackboards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$54,784	Low

Updated: APR-08

C1030.02 Fabricated Compartments(Toilets/Showers) - 1908 Section**

1908 - Floor mounted metal toilet partitions throughout. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-08

Event: Replace metal toilet compartments. (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$2,711	Low

Updated: APR-08

C1030.02 Fabricated Compartments(Toilets/Showers) - 1971 Section**

1971 - Floor mounted metal toilet partitions throughout. Installed in 1971.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	MAR-08

Event: Replace metal toilet compartments. (2)**Concern:**

It had reached the theoretical design life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,711	Low

Updated: APR-08

C1030.06 Handrails - 1908 Section*

1908 - Wall-mounted wood handrails in stair # 1 and stair # 2. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

C1030.08 Interior Identifying Devices - *

1908 - Plastic signs in most areas. Installed in 1999.

1971 - Plastic signs in most areas. Installed in 1971.

1999 - Plastic signs. Installed in 1999.

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

C1030.12 Storage Shelving - *

1908 - Painted and plastic laminated plywood shelving throughout. Installed in 1999.

1971 - Painted and plastic laminated plywood shelving throughout. Installed in 1971.

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

C1030.14 Toilet, Bath, and Laundry Accessories - 1908 Section*

1908 - Commercial grade mirrors, soap dispensers, paper towel dispensers and toilet tissue holders in all washrooms. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

C1030.14 Toilet, Bath, and Laundry Accessories - 1971 Section*

1971 - Floor mounted metal toilet partitions throughout. Installed in 1971.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	20	MAR-08

C2010 Stair Construction - 1908 Classrooms*

1908 - Wood stairs for stair # 1, stair # 2 and main entrance stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	100	MAR-08

C2010 Stair Construction - 1908 Mechanical Room*

1908 - A concrete stair in the basement mechanical room to the exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	100	MAR-08

C2010 Stair Construction - 1908 Section*

There are 4 basement classrooms have a steel framed ships ladder type stair to an exit door. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	100	MAR-08



A steel framed ships ladder type stair to an exit door in a basement classroom.

C2010 Stair Construction - 1971 Section*

1971 - A concrete stair in the vestibule of the 1971 addition. This stair was an exterior stair constructed in 1908 for the 1908 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	100	MAR-08

C2020.05 Resilient Stair Finishes**

1908 - Resilient finish for stair # 1, stair # 2 and main entrance stair. Installed in 1999.

1971 - Resilient finish for the stair in the vestibule of the 1971 addition.

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

Event: Replace resilient finish. (260.54 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$28,188	Unassigned

Updated: APR-08

C2020.08 Stair Railings and Balustrades - 1908 Section*

1908 - Wood balustrades with steel tube handrails mounted on top of the wood handrails in stair # 1 and stair # 2. Steel balustrades with steel top rail for the small stage in the library on 3rd floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08



Stair # 2 in the 1908 building.

C2020.11 Other Stair Finishes - Concrete*

1908 - A concrete stair in the basement mechanical room. No finish for the concrete stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

C3010.02 Wall Paneling - Wood Panel**

1908 - Painted wood panels on walls at skylight opening.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-08



Wood panels on walls at skylight opening.

Event: Replace wood panels. (60.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$14,872	Unassigned

Updated: APR-08

C3010.03 Plaster Wall Finishes (Unpainted) - 1908 Section*

1908 - Plaster wall finish and gypsum board finish throughout. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	60	MAR-08

C3010.04 Gypsum Board Wall Finishes (Unpainted) - 1908, 1999 Sections*

1908 - Gypsum board wall finish and plaster wall finish throughout. Installed in 1999.

1999 - Gypsum board wall finish throughout. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	60	MAR-08

C3010.04 Gypsum Board Wall Finishes (Unpainted) - 1971 Section*

1971 - There are walls with gypsum board wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	60	MAR-08

C3010.06 Tile Wall Finishes - 1908 Section**

1908 -Ceramic wall tiles in boy's washrooms, girl's washrooms, staff washrooms and janitor rooms. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	40	MAR-08



Boy's washroom in the basement.

Event: Replace ceramic wall tiles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$50,555	Unassigned

Updated: APR-08

C3010.08 Stone Facing Wall Finishes: Interior - 1971 Section*

1971 - Painted stone wall finish for the stair in the vestibule of the 1971 addition. This stair was constructed in 1908 for an exterior stair of the 1908 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	100	MAR-08



The stair with stone facing wall finish in the vestibule of the 1971 addition. This stair was constructed in 1908 for an exterior stair of the 1908 building.

C3010.09 Acoustical Wall Treatment - 1971 Section**

1971 - Acoustic wall panels in gymnasium. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	20	MAR-08



Acoustic wall panels in gymnasium.

Event: Replace acoustic wall panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$72,210	Unassigned

Updated: APR-08

C3010.11 Interior Wall Painting - *

1908, 1971, 1999 - Walls of gypsum board, concrete block, concrete and plaster 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 - 1908 Section*

1908 - Fabric wall covering on some walls in basement music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	15	MAR-08

C3010.14 Other Wall Finishes - Brick*

1980 - There are brick walls in the basement mechanical room and 3 basement storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-08

C3020.01.02 Paint Concrete Floor Finishes - 1908 Section*

1908 - Painted concrete floor in the basement mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

C3020.01.02 Paint Concrete Floor Finishes - 1971 Section*

1971 - Painted concrete floors in gym storage room and janitor room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	10	MAR-08

C3020.01.02 Paint Concrete Floor Finishes - 1999 Setion*

1999 - Painted concrete floor for 1999 addition. (Note: This addition is a gym storage room.)

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

C3020.04 Wood Flooring**

1971 - Hardwood flooring in gymnasium. Replaced in 1990.

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

Event: Replace wood flooring. (229.20 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$73,239	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - Vinyl Floor Tile - 1908 Section**

1908 - Vinyl floor tiles in the following rooms on each floor.

Basement floor - Vinyl floor tiles in 3 storage rooms.

Main floor - Vinyl floor tiles in janitor room.

2nd floor - Vinyl floor tiles in janitor room and server room.

3rd floor - Vinyl floor tiles in janitor room.

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

Event: Replace vinyl floor tiles. (94.06 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$5,011	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - Vinyl Floor Tile - 1971 Section**

1971 - Vinyl floor tiles in a washroom and a storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	20	MAR-08

Event: Replace vinyl floor tiles. (22.14 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,258	Low

Updated: APR-08

C3020.07 Resilient Flooring - Vinyl Sheet Flooring - 1908 Section**

1908 - Vinyl sheet flooring in the following rooms on each floor.

Basement floor - Vinyl sheet flooring in boy's washroom, girl's washroom, janitor's office, corridor, basement landings of stair # 1 and stair # 2, classrooms, coatrooms and a small area in music room. (Note: Music room has carpet with a small area of vinyl sheet flooring.)

The vinyl sheet flooring in the corridor has uplifted with a lot of bubbles.

Main floor - Vinyl sheet flooring in staff washrooms, 1 storage room, corridor, landings of stair # 1 and stair # 2, main entrance vestibule, landing of stair in main entrance vestibule, classrooms, coatrooms, art room, an office, a counseling room and food counter area in staff room. (Note: Staff room has carpet with vinyl sheet flooring for the food counter area.)

2nd floor - Vinyl sheet flooring in boy's washroom, girl's washroom, corridor, landings of stair # 1 and stair # 2, classrooms, coatrooms, and conference room.

3rd floor - Vinyl sheet flooring in boy's washroom, girl's washroom, landings of stair # 1 and stair # 2, computer classroom, computer resource room, a portion of the library. (Note: The library has carpet and vinyl sheet flooring.)

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

Event: Replace vinyl sheet flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$98,567	Unassigned

Updated: APR-08

Event: Replace vinyl sheet flooring. (35.00 sq.m.)**Concern:**

Some vinyl sheet flooring in the basement corridor has uplifted with a lot of bubbles. Trip hazard.

Recommendation:

Remove the uplifted vinyl sheet flooring with a lot of bubbles. Install new vinyl sheet flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$4,004	Medium

Updated: APR-08



The vinyl sheet flooring in the basement corridor has uplifted with a lot of bubbles.

C3020.07 Resilient Flooring - Vinyl Sheet Flooring - 1971 Section**

1971 - Vinyl sheet flooring in kitchen, vestibule and stair landing in vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	20	MAR-08

Event: Replace vinyl shet flooring. (50.38 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,451	Low

Updated: APR-08

C3020.08 Carpet Flooring - 1908 Section**

1980 - Carpet in the following rooms on each floor.

Basement floor - Carpet in music room. (Note: Music room has carpet with a small area of vinyl sheet flooring.)

Main floor - Carpet in administration office & waiting area, principal office, office & infirmary room, 2 quiet rooms, staff workroom and staff room.

(Note: Staff room has carpet with vinyl sheet flooring for the food counter area.)

3rd floor - Carpet in resource room, library office, library and the small stage in the library. (Note: The library has carpet and vinyl sheet flooring.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	15	MAR-08

Event: Replace carpet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$11,081	Unassigned

Updated: APR-08

C3030.01 Concrete Ceiling Finishes (Unpainted) - 1971 Section*

1971 - Painted concrete ceiling in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	100	MAR-08

C3030.03 Plaster Ceiling Finishes (Unpainted) - 1908 Section*

1908 - Plaster ceiling finish in the following rooms on each floor.

Basement floor - Plaster ceiling finish in mechanical room, stair # 1, stair # 2 and 3 storage rooms.

Main floor - Plaster ceiling finish in corridor, stair # 1, stair # 2 and main entrance vestibule.

2nd floor - Plaster ceiling finish in corridor, stair # 1 and stair # 2.

3rd floor - Plaster ceiling finish in library, library office, computer resource room, a resource room, stair # 1 and stair # 2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	60	MAR-08

C3030.04 Gypsum Board Ceiling Finishes (Unpainted) - 1908 Section*

1908 - Painted gypsum board ceilings in the following rooms on each floor.

2nd floor - Painted gypsum board ceiling in server room.

3rd floor - Painted gypsum board ceiling in janitor room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	60	MAR-08

C3030.04 Gypsum Board Ceiling Finishes (Unpainted) - 1971 Section*

1971 - Painted gypsum board ceilings in gym storage room, storage room, janitor room and washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	60	MAR-08

C3030.04 Gypsum Board Ceiling Finishes (Unpainted) - 1999 Section*

1999 - Painted gypsum board ceiling in gym storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	60	MAR-08

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) - 1908 Section**

1908 - Suspended T-Bar with acoustic tile ceiling in the following rooms on each floor.

Basement floor - Suspended T-Bar with acoustic tile ceilings in corridor, boy's washroom, girl's washroom, classrooms, janitor's office, and 2 storage rooms.

Main floor - Suspended T-Bar with acoustic tile ceilings in classrooms, art room, coatrooms, administration office & waiting area, principal office, 2 quiet rooms, office & infirmary room, staff washrooms, staff workroom, staff room, counseling room, 1 office, janitor room and 1 storage room.

2nd floor - Suspended T-Bar with acoustic tile ceilings in classrooms, coatrooms, conference room, boy's washroom, girl's washroom and janitor room.

3rd floor - Suspended T-Bar with acoustic tile ceilings in computer classroom, boy's washroom and girl's washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	MAR-08

Event: Replace acoustic ceiling tiles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$60,723	Unassigned

Updated: APR-08

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) - 1971 Section**

1971 - Suspended T-Bar with acoustic tiles ceiling in kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	25	MAR-08

Event: Replace acoustic ceiling tiles. (22.14 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,373	Low

Updated: MAR-08

C3030.07 Interior Ceiling Painting - *

Plaster ceilings, gypsum board ceilings and concrete ceilings are painted. Painted in 1999.

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

S4 MECHANICAL

D2010.04 Sinks - **

Stainless steel, single compartment sink in each classroom, c/w drinking bubbler (15 in total).

Stainless steel, single compartment sink in hot lunch kitchen. (1 sink)

Stainless steel, single compartment with drain board in hot lunch kitchen with commercial pot sink trim. (1 sink)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	30	MAR-08

Event: Replace sinks. (17)

Concern:

Stainless steel sinks are past their expected life span

Recommendation:

Replace stainless steel sinks

Consequences of Deferral:

Sink cannot be used

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$28,028	Low

Updated: MAR-08

D2010.08 Drinking Fountains / Coolers - Norwood Elementary School B3234A**

Drinking fountain in stairwell and gym (3 in total)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	MAR-08

Event: Replace Drinking Fountains / Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$8,108	Unassigned

Updated: MAR-08

D2010.09 Other Plumbing Fixtures - *

2'x2' Molded plastic janitors sinks (4 in total). None have a vacuum breaker to protect the potable water supply.

2'x3' molded plastic janitors sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

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

Stainless steel lavatory's with push button spring loaded activation in washroom's (4 in total)
 Stainless steel lavatory's with standard trim in washroom's (3 in total).
 Stainless steel wash fountain with 3 person push button spring loaded activation in basement (3 units)
 Water from girls basement wash fountain runs slowly (suspect needle valve adjustment)

Vitreous china water closets with flush valve (10 in total)

Vitreous china water closets with flush tank (7 in total)

Vitreous china floor mounted urinals with flush tank (5 in total)

No handicap accessible fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-08

Event: Replace Washroom Fixtures (WC, Lav, Urnl)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$8,108	Unassigned

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	1991	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>
4 - Acceptable	1991	40	MAR-08

Event: Replace Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$24,604	Unassigned

Updated: MAR-08

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

Fire protection system has a proper ULC rated backflow valve

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	\$14,583	Unassigned

Updated: MAR-08

D2020.02.02 Plumbing Pumps: Domestic Water - **

TACO .56 kW hot water recirculation pump.

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

Event: Replace Plumbing Pumps: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$3,537	Unassigned

Updated: MAR-08

D2020.02.06 Domestic Water Heaters - **

1999 AO Smith 12 kW electric hot water tank for school

1971 State 17.0 kW, 190 l, gas fired hot water tank for gym addition

No booster provided to hot lunch kitchen residential dish washer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1971	20	MAR-08

Event: Replace domestic water heaters. (2)**Concern:**

Gas fired water heater is at the end of it's reliable life span

Recommendation:

Replace gas fired water heater

Consequences of Deferral:

No hot water in gym washrooms or hot lunch kitchen

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,498	Low

Updated: MAR-08

D2020.03 Water Supply Insulation: Domestic - *

Fibreglas insulation with foil vapor barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

D2030.01 Waste and Vent Piping - *

1999 PVC piping installed throughout modernization, and connected to original piping underslab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems - *

1999 roof gutter have been connected to PVC piping and run inside, with a combined discharge in the basement to the underground system outside.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-08

D2040.02.04 Roof Drains - *

Gym addition and link have standard cast iron roof drains with dome.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	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	1999	60	MAR-08

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

(2) Raypak E1468 copper tube boilers (430kW).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	MAR-08

Event: Replace Heating Boilers and Accessories: H.W.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$91,836	Unassigned

Updated: MAR-08

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

Galvanized steel with type B breeching through to the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$19,689	Unassigned

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	1999	0	MAR-08

D3020.03.01 Furnaces - **

Lennox LD2-330, 87 kW, 2308 l/s air system for the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1971	25	MAR-08

Event: Replace furnace. (1)**Concern:**

Gym air system is past it's expected life span

Recommendation:

Replace with new unit

Consequences of Deferral:

Gym will not have heat or ventilation for usage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$46,332	High

Updated: MAR-08

D3020.03.02 Chimneys (&Comb. Air): Furnace - *

Galvanized steel breeching through roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

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

Custom built-up air system in boiler room no data available
Office has an override button for off-hour usage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-08

Event: Replace Air Handling Units: Air Distribution

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$287,216	Unassigned

Updated: MAR-08

D3040.01.03 Air Cleaning Devices:Air Distribution - *

50mm filter media.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

D3040.01.04 Ducts: Air Distribution - *

Galvanized ducting.

Mentors office has no supply air. This was a storage area previously

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	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	1999	0	MAR-08

D3040.03.01 Hot Water Distribution Systems - **

Black steel and copper piping

(2) TACO 7.6 l/s, 3.7 kW motor pumps (high efficiency)
no strainers installed to protect pumps

(1) TACO 1.1 kW motor boiler circulation pump

Westeel stand mounted expansion tank

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	MAR-08

Event: Replace Hot Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$304,653	Unassigned

Updated: MAR-08

D3040.04.01 Fans: Exhaust - **

Gym has one roof top fan for gym exhaust, and a second roof top fan for washroom, kitchen exhaust

Staff room has a general inline exhaust fan

Chemical storage in third floor storage room with no exhaust air fan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1971	30	MAR-08

Event: Replace exhaust fans. (2)**Concern:**

Exhaust fan are past their expected life span

Fourth floor storage room with chemical does not have ventilation

Recommendation:

Replace exhaust fans

Relocate chemicals in fourth floor storage room to janitors room

Consequences of Deferral:

Room they serve may not be usable

Storage room should not have anyone enter.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$12,012	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	1999	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	1999	0	MAR-08

D3050.02 Air Coils - **

(2) electric duct heaters are installed in the gym air systems, one for the washroom, the other for the hot lunch kitchen

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1971	30	MAR-08

Event: Replace electric duct heaters. (2)**Concern:**

Electric re-heat coils for gym washroom and kitchen are past their expected life span

Recommendation:

Replace electric coils

Consequences of Deferral:

Remote rooms will not have individual temperature control

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,148	Low

Updated: MAR-08**D3050.05.03 Finned Tube Radiation - ****

Wall mounted 600mm high cabinets with copper tube and aluminum fin radiation generally throughout. Some area have custom architectural enclosures with linear grilles on top.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	MAR-08

Event: Replace Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$147,679	Unassigned

Updated: MAR-08

D3050.07 Other Terminal and Packaged Units - *

Fan coils with remote thermostat installed in each stairwell (4 in total)
Unit heater installed in mechanical room

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

D3060.02.02 Pneumatic Controls - **

Thermostats and radiation control valves throughout remain to be pneumatic type. Other control devices are electronic

Quincy air compressor with (2) 5.4 amp motors.
Hankin air dryer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	MAR-08

Event: Lifecycle Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$49,097	Unassigned

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	\$49,097	Unassigned

Updated: APR-08

D4020 Standpipes - *

(2) fire department standpipe hose cabinets with fire extinguisher are install on each level (8 in total)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	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	1999	30	MAR-08

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

208v (3) phase, (4) wire, 800/800 amp Federal Pioneer Equipment main distribution centre with molded circuit breakers
Main grounding would appear to go out the outside wall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	40	MAR-08

Event: Replace Main Electrical Switchboards (Main Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$66,645	Unassigned

Updated: MAR-08**D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - ****

Panels throughout are Federal Pioneer Equipment

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-08

Event: Replace Electrical Branch Circuit Panelboards (Secondary Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$33,534	Unassigned

Updated: MAR-08**D5010.07.02 Motor Starters and Accessories - ****

208v (3) phase, (4) wire Klockner Moeller motor control centre with molded HOA starters for: SF-1, RF-1, AC-1&2, and P-1 to 4

1971 gym systems have GE motor starters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-08

Event: Replace Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$5,783	Unassigned

Updated: MAR-08

D5020.01 Electrical Branch Wiring - *

Copper wiring throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

Combination of 120v light switching and low voltage switching for common areas (General Electric)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-08

D5020.02.02.01 Interior Incandescent Fixtures - *

1971 gym has a combination of metal halide, with one fixtures with incandescent for immediate lighting

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-08

D5020.02.02.02 Interior Florescent Fixtures - **

Lighting system are mostly T-8 lamps with parabolic lens (some with acrylic lens), with some compact fluorescent lights within pendant dome fixtures. Some indirect/direct pendant strip lights with T-8 lamps

1971 gym has a combination of metal halide, with three fixtures with fluorescent lamps for immediate lighting

1971 gym washroom, kitchen and storage have T-8 lamp fixtures

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-08

Event: Replace Interior Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$199,396	Unassigned

Updated: MAR-08

D5020.02.02.03 Interior Metal Halide Fixture - *

1971 gym has a combination of metal halide, with a few fixtures with fluorescent and one incandescent for immediate lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	0	MAR-08

Event: Replace fixtures with T-5 lamp fixture. (15 fixtures)**Concern:**

Lighting in gym is past it's expected life span

Recommendation:

Change lighting to T-5 lamp fixtures

Consequences of Deferral:

Lighting in gym will slowly fail one by one

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$12,355	Low

Updated: MAR-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	1999	20	MAR-08

Event: Replace Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$14,204	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	1999	0	MAR-08

D5020.03.01.03 Exterior Metal Halide Fixtures - *

Metal Halide wall packs are used on the back side of the building, with (2) pole standards in the front
See site area lighting for upgrade requirements

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-08

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

Exterior lights are controlled by a timer(Paragon) near the main electrical service

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-08

D5030.01 Detection and Fire Alarm - **

Simplex 4005 fire alarm system is installed, c/w horns and strobes throughout
Standpipe system valves and flow is also monitored

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	25	MAR-08

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$62,222	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	1999	25	MAR-08

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$36,601	Unassigned

Updated: MAR-08

D5030.04.01 Telephone Systems - *

Meridian telephone system panel with a Nortel controller Systems are connected to a remote UPS battery

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	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
Servers have UPS remote backup

Supernet fibreoptic cable installed for internet requirements

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	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
 Recessed speakers installed throughout

One classroom has a FM sound installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	20	MAR-08

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$15,052	Unassigned

Updated: MAR-08

D5030.06 Television Systems - *

Coax cables are run into each classroom with an outlet at each classroom television\
 Coax cable is installed near server, but not connected

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.04 Residential Equipment - 1971 Section***

1971 - Residential grade refrigerators, ranges, dishwasher and microwave ovens in kitchen. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

E1090.04 Residential Equipment - 1908 Section*

1908 - Residential grade refrigerator, dishwasher, range, microwave ovens in staff room. Installed in 1999.

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

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

Two basketball backboards in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

E2010.02 Fixed Casework - 1908 Section**

1908 - Painted and plastic laminated casework throughout. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	35	MAR-08

Event: Replace fixed casework.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$222,302	Unassigned

Updated: APR-08

E2010.02 Fixed Casework - 1971 Section**

1971 - Painted and plastic laminated casework throughout. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	35	MAR-08

Event: Replace fixed casework.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$10,868	Unassigned

Updated: APR-08

E2010.03.01 Blinds - **

1908 -Roll-up blinds throughout. Installed in 1999. (Note: The 1971 and 1999 additions do not have blinds.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-08

Event: Replace blinds.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$33,820	Unassigned

Updated: APR-08

F2020.01 Asbestos - *

The following information is from asbestos survey report dated December 21, 2001.

The duct parging insulation located in the mezzanine mechanical room of 1971 addition and gypsum board taping compound have asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	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	1908	0	MAR-08

S8 FUNCTIONAL ASSESSMENT

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

It has barrier free route from parking lot to the north entrance of the vestibule of the 1971 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

K4010.02 Barrier Free Entrances - *

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-08

Event: Install power operators on entrance doors.

Concern:

It does not meet current code requirement.

Recommendation:

Install barrier free power operators on entrance doors.

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

Updated: APR-08

K4010.03 Barrier Free Interior Circulation - *

The handicapped cannot go from the 1971 gymnasium addition to the 1908 building because there is a stair in the vestibule of the 1971 addition.

The 1908 building only has stairs and the handicapped cannot go to every floor in the 1908 building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1908	0	MAR-08

Event: Install a wheelchair lift and an elevator.

Concern:

The handicapped cannot go from the 1971 addition to the 1908 building.

The handicapped cannot go to every floor in the 1908 building.

Recommendation:

Install 1 wheelchair lift in the connection corridor of the 1971 addition.

Install 1 elevator in the 1908 building for the handicapped to go to every floor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$137,280	Low

Updated: APR-08

K4010.04 Barrier Free Washrooms - *

The 1908 building, 1971 addition and 1999 addition do not have barrier free washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1908	0	MAR-08

Event: Install a barrier free washroom.**Concern:**

It does not meet current code requirement.

Recommendation:

Install 1 barrier free washroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$9,724	Medium

Updated: APR-08

RECAPP Facility Evaluation Report



Norwood Elementary School

S3234
Edmonton

Facility Details

Building Name: Norwood Elementary School
Address:
Location: Edmonton

Building Id: S3234
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Kenneth M. Lee Architect
Evaluation Date: October 20 2007
Evaluator Name: Ken Lee

Total Maintenance Events Next 5 years: **\$17,160**
5 year Facility Condition Index (FCI): **0%**

General Summary:

Architectural:

Norwood Elementary School site is located north of 111 Avenue with 95 Street on the east side and 95A Street on the west side.
 The north parking lot and east parking lot are accessed from 95A Street. There are parking areas for school bus on 95A Street.
 There are concrete sidewalks from 111 Avenue, 95 Street and 95A Street to the main entrance and other entrances. There are asphalt pavements on the south side and east side of the school.
 There are chain link fences with a chain link fence gate for the garden on the south lawn. There are chain link fences on the east side and north side of the north parking lot.
 The site has lawns, trees and a children playground.
 Install parking lot signs.

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

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 north side of the building. (19) stall are energized from outlets on a rail. Exterior lighting is provided from wall packs on the building and (2) pole lights. A timer controls the operation of the exterior lights.

Overall site condition is Acceptable.

No significant problems reported or observed at the time of the site visit, except for the poor lighting condition within the east parking area, and staff entry.

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

G2010.04 Rigid Roadway Pavement (Concrete)**

Two concrete roadways from 95A Street to parking lots.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-08

Event: Repave concrete roadway. (130.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,147	Low

Updated: APR-08

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

Asphalt paved parking lot on the north side of the school with 19 stalls for staff and 1 for handicapped. Asphalt paved parking lot on the west side of the school for visitors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	MAR-08



North parking lot.

Event: Repave parking lot. (1,380.00 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$41,350	Unassigned

Updated: APR-08

G2020.05 Parking Lot Curbs and Gutters - *

Concrete curbs in west parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

G2020.06.01 Traffic Barriers - *

Steel guard rails on steel guard posts for the parking stalls in the north parking lot. A steel chain for the opening in the chain link fences at the east end of the north parking lot. Steel guard rails and a steel post gate on steel guard posts for the transformer in the north parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08



A steel chain for the opening in the chain link fences at the east end of the north parking lot.

G2020.06.03 Parking Lot Signs - *

There are signs for staff stalls, service vehicle stall, school bus parking and no parking. No parking signs for visitors and handicapped.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-08

Event: Install parking lot signs. (5 signs)**Concern:**

No parking lot signs for handicapped stall and visitors stalls.

Recommendation:

Install parking lot signs for handicapped stall and visitors stalls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$1,258	Medium

Updated: APR-08

G2020.06.04 Pavement Markings - *

There are pavement markings for stalls in the north parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

G2030.02.02 Asphalt Pedestrian Pavement**

Asphalt pavement on south side and east side of the school.

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

Event: **Repave asphalt pavement. (475.00 sq.m.)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$14,231	Low

Updated: APR-08

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

Concrete sidewalks from 111 Avenue, 95 Street and 95A Street to main entrance and other entrances. A large concrete pavement in front of the exterior stair for the main entrance. A large concrete pavement at the north entrance to the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	MAR-08

Event: **Replace concrete sidewalks and pavement.(500.00 sq.m.)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$58,247	Low

Updated: APR-08

G2040.02.01 Chain Link Fences and Gates - *

A garden with chain link fences and a chain link fence gate on south lawn. Chain link fences on north and east sides of the north parking lot.

(Note: The chain link fences on 111 Avenue, 95 Street, 95A Street and 112 Avenue are property of City of Edmonton.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-08



A garden with chain link fences and a chain link fence gate on south lawn.

G2040.03 Athletic and Recreational Surfaces - **

The children playground and soccer field belong to the community park.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	25	MAR-08

G2040.06 Exterior Signs - Free Standing*

A free standing wood sign on the south lawn at the corner of 111 Avenue and 95 Street. Another free standing wood sign on the south lawn at the corner of 111 Avenue and 95A Street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	MAR-08

G2040.06 Exterior Signs - Wall Mounted*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

G2040.08 Flagpoles - *

One flagpole on the south lawn at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	0	MAR-08

G2050.04 Lawns and Grasses - *

There are lawns on east, south and north side of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

G2050.05 Trees, Plants and Ground Covers - *

There are trees on the south and east lawn.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1908	0	MAR-08

G3010.02 Site Domestic Water Distribution - *

100mm 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	1981	0	MAR-08

G3010.03 Site Fire Protection Water Distribution - *

City operated fire hydrant is located in front street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1908	0	MAR-08

G3020.01 Sanitary Sewage Collection - *

Municipal sewer service to building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1908	0	MAR-08

Event: Replace sanitary line from building to property line. (Approx. 17.5 m)**Concern:**

Original sanitary service remains in operation, and type of piping used at the time may have problems.

Recommendation:

Replace sanitary line from building to property line. City is responsible from property line to service main in street.

Consequences of Deferral:

If sanitary line collapses, plumbing services in school cannot be used.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2010	\$17,160	Medium

Updated: MAR-08

G3030.01 Storm Water Collection - *

New PVC rain water leaders have been installed, and connected inside on the main floor. System collects with the main discharge in the basement to the underground exterior collection system.

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>
5 - Good	1999	0	MAR-08

G3060.01 Gas Distribution - *

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1908	0	MAR-08

G4010.02 Electrical Power Distribution Lines - *

Underground power service has been installed to a pad mounted transformer north 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>
5 - Good	1999	0	MAR-08

G4010.04 Car Plugs-ins - *

(19) energized stalls on north side of building. Outlets are mounted on a rail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

G4020.01 Area Lighting - *

Metal Halide wall pack lights are mounted on the north side of the building, with (2) pole lights within the south landscape area. No lighting installed in east parking area, and insufficient lighting at staff entry.

All lights are controlled by a timer inside.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-08

Event: Install light fixture. (3)**Concern:**

Parking area to the east has no direct lighting, and street lighting provides minimal lighting in the area as staff have complained. Staff entry has minimal lighting making it difficult to see when entering the building and using the security keypad.

Recommendation:

Provide exterior wall pack lights on east face of building, and a down light above staff entry door.

Consequences of Deferral:

Staff will not feel secure in parking in east area, and staff entering the building will continue to have problems seeing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$9,152	Low

Updated: APR-08