

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Overlanders Elementary School

B3243A
Edmonton

Facility Details

Building Name: Overlanders Elementary Sch
Address: 1150 Hermitage Road
Location: Edmonton

Building Id: B3243A
Gross Area (sq. m): 3,578.20
Replacement Cost: \$7,798,589
Construction Year: 1980

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: October 18 2007
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **\$1,758,872**
5 year Facility Condition Index (FCI): **22.55%**

General Summary:

The school for Grade K through Grade 6 was originally built in Edmonton in 1980. School faces one public street. It is under the jurisdiction of Edmonton School District No.7.

The original 3,147.06 square metres building was built in 1980. The first Addition of Portables of 431.14 square metres was built in 1982. The total building area is 3,578.20 square metres.

Structural Summary:

(1980) Original Building - has concrete gradebeams on concrete piles; slab on grade; concrete columns with concrete block for exterior walls. Typical roof has metal deck on OWSJ on concrete columns; interior concrete block walls along Corridors and between Classrooms; Gymnasium has sloped sheet metal roofing on steel channels on concrete blocks.

(1982) Portables - have metal frames on concrete piles; wood studs for exterior wall, wood floor joists; plywood deck on roof joists on glulams.

Recommendations for future action - none.

Overall structural system rating is acceptable.

Envelope Summary:

(1980) Original Building - has built-up roofing, facing bricks, metal deck fascia; metal framed storefronts, aluminum windows; metal utility doors and metal frames.

(1982) Portables - have built-up roofing; metal siding fascia; metal siding exterior walls; aluminum slider windows; metal utility doors and metal frames.

Recommendations for future action: (Original Building) - replace built-up roofing; replace sheet metal roofing. (1982) Portables - repair exterior metal siding and fascia; replace panels under windows.

Overall envelope system rating is acceptable.

Interior Summary:

(1980) Original Building - Classrooms have suspended T-bar ceiling system c/w acoustic ceiling tiles; vinyl wall covering, vinyl tile flooring and carpet; Corridors have suspended T-bar ceiling system c/w acoustic ceiling tiles; painted concrete block walls, vinyl tile flooring; Gymnasium has wood flooring, painted concrete block, and metal deck ceiling; Administration area has suspended T-bar ceiling system c/w acoustic ceiling tiles; vinyl wall covering, carpet flooring; Washrooms have painted drywall ceiling, ceramic wall tiles and ceramic floor tiles; wood doors and metal frames; Smart board, chalkboards, whiteboards and projection screens.

(1982) Portables - have suspended T-bar system c/w acoustic ceiling tiles; interior wood doors and metal frames; carpets and vinyl asbestos floor tiles;

Recommendations for future action include - replace wood doors; replace prefinished metal boot racks; replace lockers; repaint concrete flooring; replace vinyl asbestos tiles; replace carpet; replace acoustic ceiling tiles; provide barrier free access. (1982 Portables) - replace acoustic ceiling tiles; repair interior wood doors; repair millwork; replace carpet; replace vinyl asbestos floor tiles; replace prefinished metal boot racks.

Overall interior system rating is acceptable.

Mechanical Summary:

Standard domestic water, sanitary sewer, storm sewer and natural gas systems. Heating and ventilation provided by perimeter radiation and air handling units located in the Mechanical room. Conventional plumbing fixtures. Portable fire extinguishers in cabinets.

Overall Mechanical systems in acceptable condition.

Electrical Summary:

The school has been provided with a 1200A, 120/208V, 3 phase, 4 wire service obtained from an on-site pad mounted transformer. A main distribution centre has been provided in the electrical room, with branch circuit breaker panels located throughout the school. Interior lighting is provided by fluorescent fixtures which are primarily with T8 lamps and electronic ballasts. A newer Edwards EST-3, addressable fire alarm system has been provided. The electrical systems in the school are in good to excellent condition.

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

S1 STRUCTURAL

A1010 Standard Foundations - 1980 Section*

Concrete gradebeams on concrete piles.

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

A1030 Slab on Grade - 1980 Section*

Concrete slab on grade.

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

B1010.01 Floor Structural Frame (Building Frame) - 1980 Section*

Concrete columns and concrete blocks.

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

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1980 Section*

Concrete columns and concrete blocks.

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

B1010.03 Floor Decks, Slmetal deckabs, and Toppings - 1980 Section*

Metal deck.

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

B1010.05 Mezzanine Construction - 1980 Section*

Mechanical Room 201 - has concrete floor.

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

B1020.01 Roof Structural Frame - 1980 Section*

Metal deck on OWSJ on concrete columns and concrete blocks.

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1980 Section*

90 mm facing brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	75	MAR-08

B2010.01.06.03 Metal Siding - 1980 Section (Fascia)**

Metal siding fascia.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-08

Event: Replace metal siding. (approx. 350 square metres)

Recommendation:

Replace metal siding. (approx. 350 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$60,060	Unassigned

Updated: APR-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1980 Section*

Facing bricks have expansion joints.

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

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1980 Section**

Facing bricks - expansion joints have caulking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-08

Event: Repair caulking. (approx. 60 linear metres)

Recommendation:

Repair caulking. (approx. 60 linear metres)

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

Updated: APR-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1980 Section*

Facing brick, air space, rigid insulation, concrete block.

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

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1980 Section*

Exterior walls - have rigid insulation.

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

B2010.06 Exterior Louvers, Grilles, and Screens - 1980 Section*

Mechanical Room 201 - has metal louvers.

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

B2010.09 Exterior Soffits - 1980 Section*

West Main Entrance - has linear metal soffit.
 South and North Entrances - have metal sheet soffits.

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

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1980 Section**

School has aluminum windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-08

Event: Replace aluminum windows. (approx. 18 windows)**Recommendation:**

Replace aluminum windows. (approx. 18 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$30,888	Unassigned

Updated: APR-08

B2030.01.02 Steel-Framed Storefronts: Doors - 1980 Section**

West Main Entrance, South East and North Entrances - have steel framed storefront doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace steel framed storefront doors. (approx. 8 doors)

Recommendation:

Replace steel framed storefront doors. (approx. 8 doors)

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

Updated: APR-08

B2030.02 Exterior Utility Doors - 1980 Section**

Gymnasium 135, 136, Meter Room 109, Outdoor Storage 110 - have painted metal doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-08

Event: Replace exterior utility doors. (6 doors)

Recommendation:

Replace exterior utility doors. (6 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$13,728	Unassigned

Updated: APR-08

B3010.01 Deck Vapor Retarder and Insulation - 1980 Section*

Replace exterior utility doors. (approx. 13 doors)

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

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1980 Section**

Lower roof and upper Gymnasium roof - have built-up roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	25	MAR-08

Event: Replace built-up roofing. (approx. 3,000 square metres)

Concern:

The original built-up roofing has blisters and is worn out.

Recommendation:

Replace built-up roofing. (approx. 3,000 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$514,800	Low

Updated: MAY-08



Lower roof has blisters along South corner.

B3010.07 Sheet Metal Roofing**

Gymnasium 135, 135 - South and West roofs - have sloped sheet metal roofing on steel channels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	40	MAR-08

Event: Replace metal sheet base and provide closures.(approx. 60 linear metres)

Concern:

Sheet metal roof - does not have closures and has rusty flashing base.

Recommendation:

Replace metal sheet base and provide closures. (approx. 60 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$13,728	Low

Updated: MAR-08



Sheet metal roof - does not have closures and has rusty flashing base.

Event: Replace sheet metal roof. (approx. 200 square metres)

Recommendation:

Replace sheet metal roof. (approx. 200 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$45,760	Unassigned

Updated: MAR-08

B3010.08.02 Metal Gutters and Downspouts - 1980 Section**

Building - has roof drains entering the building and through downspouts to storm sewer system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace roof drains and downspouts. (approx. 60 linear metres)

Recommendation:

Replace roof drains and downspouts. (approx. 60 linear metres)

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

Updated: APR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1980 Section*

Mechanical Room 201 - has cat ladders and roof hatches to lower and upper roofs.

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

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

Concrete blocks.

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

C1010.02 Interior Demountable Partitions - *

Administration area, wall between Stage 107 and Music 108, wall between Classrooms 144 and 145, wall between classrooms 146 and 147, Corridors along Classrooms 144, 145, 146, 147, wall separating Lunch/Study Room 132- have metal stud partitions.

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

C1010.05 Interior Windows - *

Resource 131, General Office 101 - have metal framed windows c/w wired mesh glazing panes.

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

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

School has wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	40	MAR-08

Event: Replace wood doors. (approx. 55 doors)**Concern:**

Original wood doors are worn out.

Recommendation:

Replace wood doors. (approx. 55 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$31,460	Low

Updated: MAR-08

C1020.03 Interior Fire Doors - *

Electrical Room 111, Mechanical Room 201 - have 3/4 hour fire rated metal doors and metal frames. (5 doors)
Corridor between Original Building and Portables - has 1.5 hour fire rated metal doors and metal frame.
KIT 129 - has metal shutter over counter.

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

C1030.01 Visual Display Boards - **

Classrooms have Smart boards, green chalkboards, tackboards, whiteboards, projection screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-08

Event: Replace visual display boards. (approx. 48 boards)**Recommendation:**

Replace visual display boards. (approx. 8 green chalkboards, 12 tackboards, 17 whiteboards, 11 projection screens)

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

Updated: APR-08

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

Staff Men Washroom 121, Staff Women Washroom 122, Boys Change Room 138, Girls Change Room 137, Boys Washrooms 115, 130, 141, Girls Washrooms 116, 125, 140, PEO 117 - have prefinished toilet partitions.
Girls Change Room 137 - has prefinished metal shower partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace prefinished metal partitions. (32 partitions)**Recommendation:**

Replace prefinished metal partitions. (32 partitions)

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

Updated: APR-08

C1030.08 Interior Identifying Devices - *

All rooms have interior identifying devices.

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

C1030.10 Lockers - **

Boys Change Room 138, Girls Change Room 137- have 30 double tiered prefinished metal lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: **Replace lockers. (30 lockers)**

Recommendation:

Replace lockers. (30 lockers)

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

Updated: APR-08

C1030.12 Storage Shelving - *

Storage 106, 127, 128, 142, Library Storage 143, Music Storage 107 - have wood shelves.

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

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

Staff Men Washroom 121, Staff Women Washroom 122, Boys Washrooms 115, 130, 141, Girls Washrooms 116, 125, 140, ECS 101 - have toilet accessories.

Infirmary Washroom 119, Boys Change Room 138, Girls Change Room 137, PEO 117 - have toilet and shower accessories.

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

C1030.17 Other Fittings - Boot Racks*

West Main Entrance, South East and North Entrances - have prefinished metal boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	MAR-08

Event: **Replace metal boot racks. (approx. 6 boot racks)**

Concern:

Original metal boot racks are rusty and are worn out.

Recommendation:

Replace metal boot racks. (approx. 6 boot racks)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$6,864	Low

Updated: MAR-08

C2010 Stair Construction*

Mechanical Room 201 - has concrete stair.
 Music Room 108 - has wood platforms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	100	MAR-08

C2020.06 Carpet Stair Finishes**

Music Room 108 - wood platforms have carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	10	MAR-08

Event: Replace carpet. (approx. 80 square metres)

Concern:

Original carpet is worn out.

Recommendation:

Replace carpet. (approx. 80 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$13,728	Low

Updated: MAY-08

C2020.08 Stair Railings and Balustrades*

Mechanical Room 201 - concrete stair has metal pipe handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-08

C2020.10 Stair Painting*

Mechanical Room 201 - has painted concrete stair.

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

C2030.01 Ramp Construction*

Music Room 108 - has wood ramp.

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

C2030.02 Ramp Finishes*

Music Room 108 - wood ramp has carpet.

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

Event: Replace carpet. (approx 30 square metres)

Concern:

Original carpet has worn out.

Recommendation:

Replace carpet. (approx 30 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$5,148	Low

Updated: MAR-08

C3010.06 Tile Wall Finishes - **

Boys Change Room 138, Girls Change Room 137, Washrooms 130, 141, Girls Washrooms 125, 140 - have ceramic wall tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-08

Event: Replace tile wall finishes. (approx. 300 square metres)

Recommendation:

Replace tile wall finishes. (approx. 300 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$51,480	Unassigned

Updated: APR-08

C3010.09 Acoustical Wall Treatment - **

Gymnasium 135, 136 - have acoustic wall treatment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-08

Event: Replace acoustical wall treatment. (approx. 300 square metres)

Recommendation:

Replace acoustical wall treatment. (approx. 300 square metres)

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

Updated: APR-08

C3010.11 Interior Wall Painting - *

School - has paint on concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	10	MAR-08

C3010.12 Wall Coverings - *

Administration area, wall between Stage 107 and Music108, wall between Classrooms 144 and 145, wall between classrooms 146 and 147, Corridors along Classrooms 144, 145, 146, 147 - have prefinished wall finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	15	MAR-08

C3020.01.01 Epoxy Concrete Floor Finishes - *

Mechanical Room 201 - has epoxy concrete floor.

<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 - *

Electrical Room 111, Meter Room 109, Outdoor Storage 110 - have unpainted concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	10	MAR-08

C3020.02 Tile Floor Finishes - **

Staff Men Washroom 121, Staff Women Washroom 122, Boys Change Room 138, Girls Change Room 137, Boys Washrooms 115, 130, 141, Girls Washrooms 116, 125, 140 - have ceramic tile flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-08

Event: Replace tile floor finishes. (approx. 170 square metres)

Recommendation:

Replace tile floor finishes. (approx. 170 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$29,172	Unassigned

Updated: APR-08

C3020.04 Wood Flooring**

Gymnasium 135, 136 - have wood flooring.

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

Event: Replace wood flooring. (approx. 485 square metres)

Concern:

Gymnasium 135, 136 - wood flooring is worn out.

Recommendation:

Replace wood flooring. (approx. 485 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$138,710	Low

Updated: MAR-08



Gymnasium 13, 22 - original wood flooring has worn out.

C3020.07 Resilient Flooring - **

Partial Classrooms 123, 144, 145, 146, 147, 134, partial ECS - have vinyl tiles in front of millwork.

Stage 107, Custodian 112, partial Electrical Room 111, Janitor 114, PEO, 117, GYM Storage 133, 139, LIB Storage 143, Storage 127, 142, SCI ART 126, Janitor Storage 128, KIT 129, Resource 131, partial Lunch/Study 132, partial Staff Workroom 103, INF 119, Northeast, East, West and South Entrance Vestibules, Corridors - have vinyl tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-08

Event: Replace resilient flooring. (approx. 500 square metres)

Recommendation:

Replace resilient flooring. (approx. 500 square metres)

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

Updated: APR-08

C3020.08 Carpet Flooring - 1980**

Music 108, partial Lunch/Study 132 - have carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	15	MAR-08

Event: Replace carpet. (approx. 260 square metres)

Concern:

Music 108, Lunch/Study 132 - original carpet is worn out.

Recommendation:

Replace carpet. (approx. 260 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$44,616	Low

Updated: MAY-08

C3020.08 Carpet Flooring - 1999**

(1980) partial Classrooms 123, 144, 145, 146, 147, 134, partial Staff Room 102, VP104, PRI 105, Counsellor 120, LIB 143 - have carpet. (installed in 1999)

(1980) ADM 106 - has carpet. (installed in 2000)

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

Event: Replace carpet. (approx. 830 square metres)**Recommendation:**

Replace carpet. (approx. 830 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$142,428	Unassigned

Updated: MAR-08

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

Corridors, Administration area, Classrooms - have suspended T-bar ceiling system c/w acoustic ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	25	MAR-08

Event: Provide acoustic ceiling tiles. (approx. 100 tiles)**Concern:**

Some acoustic ceiling tiles are stained or missing.

Recommendation:

Provide acoustic ceiling tiles. (approx. 100 tiles)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$2,288	Low

Updated: MAR-08

Event: Replace acoustic ceiling treatment (Susp.T-Bar) .(approx 2400 square metres) .**Recommendation:**

Replace acoustic ceiling treatment (Susp.T-Bar) .(approx 2400 square metres) .

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$205,920	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

Staff Men Washroom 121, Staff Women Washroom 122, Boys Change Room 138, Girls Change Room 137, Boys Washrooms 115, 130, 141, Girls Washrooms 116, 125, 140, Infirmary Washroom 119, ECS Washroom 101, Custodian 112, KIT 129, Storage 142, 127, 128, Library Storage 143, Electrical Room 111 - have painted drywall ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-08

C3030.09 Other Ceiling Finishes - Metal Deck Ceiling.*

Mechanical Room 201, Gymnasium 135, 136, Library 143, Meter Room 109, Outdoor Storage 110 - have metal deck ceiling and exposed OWSJ.

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

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

Mainly single compartment stainless steel sinks throughout school. Triple compartment in Kitchen. Mop service sinks in Janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace 10 sinks

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

Updated: APR-08

D2010.05 Showers - **

Individual shower stalls in Boys & Girls shower rooms - metering valves & vandal resistant heads. Staff shower with pressure balanced mixing valve

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace 8 shower stations

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

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - **

Various wall mounted, single bubbler, vitreous china drinking fountains throughout building. Bubblers at selected stainless steel sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	MAR-08

Event: Replace 6 Drinking Fountains & bubblers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,507	Unassigned

Updated: APR-08

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

Vitreous china water closets, floor mounted with flush valves & tanks.

Vitreous china & enamelled steel wall mounted & countertop lavs with conventional and metering faucets.

Vitreous china stall urinals with manual flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace 12 water closets, 8 lavatories and 6 Urinals

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

Updated: APR-08

D2020.01.01 Pipes and Tubes: Domestic Water - *

Mainly insulated copper domestic water piping. Solder joints.

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

D2020.01.02 Valves: Domestic Water - **

Various gate & ball valves throughout building. Mainly isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-08

Event: Replace 50 domestic water gate & ball valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$22,880	Unassigned

Updated: APR-08

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

Watts double check valve backflow preventor on boiler make up water line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-08

Event: Replace boiler make up water line backflow preventor

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

Updated: APR-08

D2020.02.06 Domestic Water Heaters - **

Two A.O.Smith, model BTRC 120 110 water heaters. Each: 71 Gal storage capacity, 120 MBtuh input capacity. B & G wet rotor, in-line DHW recirculation pump. Located in Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	MAR-08

Event: Replace 2 Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$11,440	Unassigned

Updated: APR-08

D2020.03 Water Supply Insulation: Domestic - *

Mainly preformed fiberglass pipe insulation. Canvas jacket in exposed areas.

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

D2030.01 Waste and Vent Piping - *

Cast iron, copper, ABS piping throughout building.

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

D2040.01 Rain Water Drainage Piping Systems - *

Roofs sloped to roof drains, rainwater leaders to U/G combined storm drainage system. Discharge to mains in street.

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

D2040.02.04 Roof Drains - *

Conventional roof drains. Dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-08

D3010.02 Gas Supply Systems - *

Schedule 40 steel piping connecting incoming supply to boilers & domestic water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	60	MAR-08

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

2 Gas fired hot water boilers: Superhot Model AA-1200M, 1200 Mbtuh rated input each. Located in Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	MAR-08

Event: Replace 2 Heating Boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$57,200	Unassigned

Updated: APR-08

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

Insulated metal chimney up to weather cap on roof. Individual vent connectors from each boiler to chimney. Combustion air duct - terminating in arctic trap in Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace boiler chimney & vent connectors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,923	Unassigned

Updated: APR-08

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

Chemical pot feeder serving heating system hydronic loop.

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

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

3 Trane Torrivent air handling unit, located in the Mechanical room, c/w heating coil, supply fan, filters, mixing section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace 3 Air Handling Units in Mechanical room

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$68,640	Unassigned

Updated: APR-08

D3040.01.02 Fans: Air Distribution (Remote from AHU) - *

3 Chicago Blower axial return air fans, located in the Mechanical room. Forming part of building ventilation system.

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

D3040.01.04 Ducts: Air Distribution - *

Mainly overhead & sidewall, galvanized steel, low velocity ductwork.

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

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

Various square ceiling diffusers, single & double deflection, eggcrate sidewall supply & return grilles.

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

D3040.03.01 Hot Water Distribution Systems - **

Serving entrance force flow heaters and perimeter radiation, air handling unit coils. Insulated Schedule 40 steel piping - threaded joints. Copper piping - soldered joints.
Armstrong circulating pumps, model unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-08

Event: Replace heating circulation pumps, heat exchanger and approx. 150 m of heating piping

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$228,800	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust - **

Various ceiling exhaust fans & roof mounted centrifugal exhausters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace 8 Exhaust fans

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

Updated: APR-08

D3040.04.03 Ducts: Exhaust - *

Galvanized steel, low velocity - connecting exhaust grilles to exhaust fans & outlets.

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

D3040.04.05 Air Outlets and Inlets: Exhaust - *

Various sidewall & ceiling exhaust grilles / registers, ducted to exhaust fans.

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

D3050.01.04 Unit Air Conditioners**

Fedders windowl mounted air conditioning unit. Install date estimated.

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

Event: Replace window mounted air conditioner

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,716	Unassigned

Updated: MAR-08

D3050.03 Humidifiers - **

Steam humidification boiler, located in Mechanical room. Currently unused, but appears to be in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-08

Event: Replace steam Humidification boiler

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

Updated: APR-08

D3050.05.02 Fan Coil Units - **

Ceiling mounted force flow heaters in entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace 6 entrance force flow units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,880	Unassigned

Updated: APR-08

D3050.05.03 Finned Tube Radiation - **

Perimeter radiation, located throughout school. Sloped & flat top. Various enclosure heights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-08

Event: Replace approx. 150 m of finned tube radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$114,400	Unassigned

Updated: APR-08

D3050.05.06 Unit Heaters**

Vertical projection unit heaters in Gymnasium. Horizontal unit heater in Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace 5 Unit Heaters

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

Updated: MAR-08

D3060.02.01 Electric and Electronic Controls**

Electric controls of entrance force flow units and unit heaters in gymnasium and boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace Force flow & Unit heater controls.

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

Updated: MAR-08

D3060.02.02 Pneumatic Controls**

Pneumatic control of heating and ventilation systems. Duplex air compressor in boiler room w/ 3/4 HP motors - make unknown. DeVilbiss refrigerated air dryers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-08

Event: Replace Heating and Vent system controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$114,400	Unassigned

Updated: MAR-08

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

Portable dry chemical fire extinguishers throughout building. Wall mounting brackets and fully recessed extinguisher cabinets. Regularly checked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

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

A Square "D" , 2 cell main distribution centre has been provided, that is fed from an on-site pad-mounted transformer located on the west side of the school. The distribution centre is rated at 1200A, 120/208V, 3 phase, 4 wire and is complete with a 1200A main breaker. The distribution section is complete with feeder breakers that feed the various loads within the school. The main distribution centre is located in the electrical room . All feeder breakers are identified and there is ample spare breaker capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	40	MAR-08

Event: Replace Main Electrical Switchboards (Main Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$61,699	Unassigned

Updated: APR-08

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

Branch circuit panel boards are located strategically throughout the school including classroom wings and service rooms. There are approximately 7 breaker panels. Branch circuit panels are approximately 60% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace approx. 10 Electrical Branch Circuit Panelboards (Secondary Distribution)]

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$31,047	Unassigned

Updated: APR-08

D5010.07.01 Switchboards, Panelboards, and Motor Control Centers**

A Square "D" motor control centre has been provided. It is complete with combination magnetic motor starters, pilot lights and hand-off-auto selector switches. The motor control centre is floor mounted on a concrete housekeeping pad and has ample spare capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	APR-08

Event: Replace motor control centre.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,880	Unassigned

Updated: MAR-08

D5020.01 Electrical Branch Wiring - *

Wiring is copper and installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	MAR-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

Line voltage switches have been provided for controlling interior lighting. Each area is locally switched.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	MAR-08

D5020.02.02.02 Interior Florescent Fixtures - **

Lighting is primarily provided by fluorescent fixtures. Fixtures are either surface mounted or recessed mounted depending on the ceiling system. All fixtures are with T8 lamps and electronic ballasts.

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

Event: Replace approx 650 Interior Florescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$194,480	Unassigned

Updated: APR-08

D5020.02.03 Emergency Lighting

Selected fixtures around the facility have been connected to the emergency power system as supplied by an on-site emergency engine-generator set. All paths and points of egress are well illuminated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	MAR-08

D5020.02.03.03 Exit Signs - *

Illuminated exit signs of the LED type have been provided over each point of egress.

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

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

Wall mounted fixtures have been provided around the building perimeter. Fixtures are complete with 150 Watt H.P. Sodium lamps. All entrances are well illuminated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	MAR-08

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

All exterior lighting is controlled by photo cell, time clock and manual override. Lights turn on by the photo cell and are turned off at a pre-set time by the time clock

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	MAR-08

D5030.01 Detection and Fire Alarm - **

An Edwards EST 3 addressable fire alarm system has been provided. The system is complete with heat and smoke detectors, manual pulls stations, audible/visual signal appliances. The system is zoned. The main control panel is located in the general office with a remote annunciator located in the principal entrance of the building. The system is externally monitored and tested annually.

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

Event: Replace Detection and Fire Alarm System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$57,606	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

A Contronic intrusion alarm system has been provided. The system is complete with motion detectors and door contacts. The main control panel is located in the custodian's office with keypads at the entrances used by the staff. The system is externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-08

Event: Replace Intrusion Detection System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$33,885	Unassigned

Updated: APR-08

D5030.04.01 Telephone Systems - *

Telephone service is underground and terminates on backboard located in the electrical room. A Meridian telephone system has been provided. Telephone sets have been provided in the administration area and the classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	25	MAR-08

D5030.04.05 Local Area Network Systems - *

Cat 5 data cabling has been provided throughout the school with outlets in each classroom and the administrative area. The local area network is located in a room off the library and is complete with a wall mounted rack with patch panels, and hubs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	0	MAR-08

D5030.05 Public Address and Music Systems - **

The call system is the product of Bogen Multicom 2000. The head end equipment is located in the electrical room. The call system is interfaced with the telephone system and a paging amplifier. Telephone sets have been provided in each classroom. Ceiling mounted speakers have been provided throughout the school including each classroom, corridors, and the wash rooms.

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

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$13,936	Unassigned

Updated: APR-08

D5030.06 Television Systems - *

Underground television service has been provided and is terminated on a backboard located in the electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	MAR-08

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

An Onan natural gas fired emergency engine generator set has been provided to supply power in the event of utility power failure. It is rated at 12.5 kW, 120/208V, 3 phase, 4 wire and is complete with an automatic transfer switch, battery charger and block heater. It is located in the mechanical room on the second floor. In the event of utility power failure, the unit supplies power to selected light fixtures, some mechanical equipment, and the fire alarm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	35	MAR-08

Event: Replace emergency engine generator system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$34,320	Unassigned

Updated: APR-08

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

Library 143 - has book shelves.

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

E1020.03 Theater and Stage Equipment - *

Stage 113 - has curtain and track.

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

E1020.07 Laboratory Equipment - *

SCI PREP 53 - has flammable cabinet.

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

E1090.04 Residential Equipment - *

Kitchen 129, Staff Room 102 - have fridges, dishwasher, range c/w exhaust fan, microwave.

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

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

Gymnasium 135 - has wall mounted basketball backstops.

Gymnasium 136 - has climbing rack, wall mounted basketball backstops.

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

E2010.02 Fixed Casework - (Vanities)**

Staff Men Washroom 121, Staff Women Washroom 122, Boys Change Room 138, Girls Change Room 137, Boys Washrooms 115, 130, 141, Girls Washrooms 116, 125, 140, Infirmary Washroom 119, PEO 117 - have plastic laminate vanities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	MAR-08

Event: Replace vanities. (approx 15 linear metres)

Recommendation:

Replace vanities. (approx 15 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$17,160	Unassigned

Updated: APR-08

E2010.02 Fixed Casework - Display Cases**

Corridor near PEO 117 - has display case.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	MAR-08

Event: Replace display case. (approx. 2 linear metres)

Recommendation:

Replace display case. (approx. 2 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$3,432	Unassigned

Updated: APR-08

E2010.02 Fixed Casework - Millwork**

Classrooms - have millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	MAR-08

Event: Replace millwork. (approx. 30 linear metres)

Recommendation:

Replace millwork. (approx. 30 linear metres)

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

Updated: MAR-08

E2010.02 Fixed Casework - Reception Counters**

General Office 106 - has reception counter. (approx.in 2005)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	35	MAR-08

Event: Replace reception counter. (2 linear metres)

Recommendation:

Replace reception counter. (2 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$3,432	Unassigned

Updated: MAR-08

E2010.03.01 Blinds - **

Staff Room 102, Administration Area - has horizontal venetian blinds over windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-08

Event: Replace blinds. (approx. 10 blinds)

Recommendation:

Replace blinds. (approx. 10 blinds)

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

Updated: APR-08

F1010.02.04 Portable and Mobile Buildings - (1982)*

(1982) Portable- four classrooms 148, 149, 150, 151(attached to North side of original building)

Foundation - HSS beams on concrete piles along perimeters and under interior floor.

Access to crawl space in Storage Room.

Connection to original 1980 school - has 120 mm concrete slab on grade.

Floor- 19 mm plywood subfloor, 6 mil poly vapour barrier, 38x184 mm floor joists at 400 mm o.c., RSI 3.5 batt insulation, 7.9 mm treated plywood bolted to HSS beams , 38 mm rigid insulation on compacted gravel.

Exterior wall - metal siding, building paper, 9.5 mm ply sheathing, 38x140 mm wood studs at 600 mm o.c., RSI 3.5 batt insulation, vapour barrier, 15.9 mm vinyl covered drywall on HSS beams.

Fascia - metal siding on bulding paper, 9.5 mm plywood, 38x140 mm wood studs at 600 mm o.c., RSI 3.5 batt insulation, vapour barrier, 15.9 mm vinyl covered drywall

Roof - gravel on 4 ply built-up roofing, 100 mm rigid insulation, perstop vapour barrier, 15.9 mm T & G ply roof deck, 38x184 mm roof joists at 400 mm o.c., glulam beams on 3-38x140 stud columns.

Ceiling - suspended T-bar system c/w acoustic ceiling tiles.

Windows - aluminum slider windows.

Exterior Exit platform - 28x140 wood on wood joists.

Roof drains entering the building and through downspouts to storm sewer system.

Interior walls along Corridor - 15.9 mm vinyl covered drywall on both side on 38x140 mm wood studs.

Classroom doors - steel framed storefront c/w Georgian wired glass sidelites and wood doors.

Classroom Exit doors - insulated metal door and metal frames.

Corridor Exit doors - insulated metal double doors c/w vision panels and metal frame.

Corridor Doors - wood double doors c/w vision panel and metal frame.

Corridor doors to original building - has 1.5 hour fire rated metal doors and metal frame.

Corridor - has one aluminum sliding door installed between Classrooms 149, 150 and 148, 151

Time-out Room - have painted drywall ceiling and vinyl asbestos tile flooring.

Classrooms have:

vinyl covered drywall

both carpet and vinyl tile finishes.

green chalkboards, whiteboards and projection screens.

millwork.

Time-out rooms.

Classrooms 150 - has microwaves.

Corridor has vinyl tile finishes.

Corridor has acoustic ceiling panels c/w T-bar system

Corridor - has metal boot racks.

Mechanical systems (1982):

- Heating & ventilation provided by a Palm air and Lennox Furnaces. Connected to sill mounted supply registers. Sidewall return air grille in furnace cabinet. Condition: 4 (acceptable)

- Sill supply registers & diffusers. Condition: 4 (acceptable)

- Sill supply ductwork. Condition: 4 (acceptable).

- Gas lines to furnace. Condition: 4 (acceptable).

- Chimneys - metal, up to weather cap on roof. Condition: 4 (acceptable).

- Controls - low voltage to wall mounted thermostat. Condition: 4 (acceptable).

Electrical systems

- POWER: Powers for the portables is fed from the main building power distribution system. Each classroom in the portable has been provided with a breaker panel.

- FIRE ALARM & INTRUSION SYSTEMS: The fire alarm and intrusion alarm systems has been extended to the portables. The portables are complete with fire alarm detection devices, signal appliances and motion detectors. .

- VOICE & DATA SYSTEMS: Voice and data systems have been extended into the portables. Voice & data outlets have been installed in the portables.

- CALL SYSTEMS: Call system has been extended into the portables.

- **LIGHTING:** Fluorescent light fixtures have been provided in the classrooms. The fixtures are complete with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	MAR-08



100_2061.JPG

Event: Repair portables.

Concern:

Exterior metal siding and fascia worn out and rippled.
 Exterior wood panels below windows rotten.
 Classrooms and Corridor have stained acoustic ceiling tiles.
 Interior wood doors chipped.
 Classrooms 149, 150 - have damaged millwork.
 Classrooms have worn out carpet.
 Classrooms and Corridor - have worn out vinyl asbestos tile finishes.
 Boot racks are rusty.
 Skirting damaged.



Skirting, metal siding areas damaged.

Recommendation:

Repair exterior metal siding and fascia. (approx. 100 square metres) \$10,000
 Exterior wood panels below windows. (approx. 6 square metres) \$6,000
 Replace Classrooms and Corridor acoustic ceiling tiles. (approx 10 square metres) \$1,000
 Repair interior wood doors. (approx. 11 doors) \$3,300
 Repair Classrooms 149, 150 millwork. (approx. 6 linear metre) \$9,000
 Replace Classrooms carpet. (approx. 430 square metres) \$64,500
 Replace Classrooms and Corridor vinyl asbestos tile finishes. (approx. 80 square metres) \$16,000
 Replace metal boot racks. (approx 3 linear metres) \$3,000
 Replace skirting. (approx. 35 square metres) \$3,500

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$133,047	Low

Updated: MAR-08

F2020.01 Asbestos - *

Based on Asbestos Building Material Survey Report - Overlanders Elementary School prepared by PHH Environmental Limited dated October 30, 2001 the only asbestos containing material found was in the 1982 Portables. Cost for removal of this original vinyl floor tile contain asbestos materials in the 1982 Portables is included in (F1010.02.04 Portable and Mobile Buildings* - 1982) resilient floor replacement.

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

F2020.04 Mould - *

No apparent mould observed in School.

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

F2020.09 Other Hazardous Materials - *

No hazardous materials observed in School.

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

S8 FUNCTIONAL ASSESSMENT

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

Building has barrier free route from parking lot to Entrance.

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

K4010.02 Barrier Free Entrances - *

School does not have handicapped access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	MAR-08

Event: Provide handicapped access.

Concern:

School does not have handicapped access.

Recommendation:

Provide power assisted door at main entrance for barrier free access. (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$22,880	Low

Updated: MAR-08

K4010.03 Barrier Free Interior Circulation - *

Building - Corridors are wide enough for wheelchairs.

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

K4010.04 Barrier Free Washrooms - *

Infirmary Washroom 119 - has handicap toilet cubicles.

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

K4020 Building Code -

ABC Group A Division 2 - School. The building is one storey and a mezzanine, unsprinklered; and has non-combustible construction.

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

RECAPP Facility Evaluation Report



Overlanders Elementary School

S3243
Edmonton

Facility Details**Building Name:** Overlanders Elementary Sch**Address:****Location:** Edmonton**Building Id:** S3243**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:****Evaluation Date:****Evaluator Name:****Total Maintenance Events Next 5 years:** \$491,005**5 year Facility Condition Index (FCI):** 0%**General Summary:**

School has Heritage Road on the West side. This is a public roadway. School bus loading and unloading zone along Heritage Road.

Grass grows on the East and South sides of the building. Lawn is on the West side. School has trees along the West side. Staff parking lots are on the North side. Chain link fence and gate were installed between parking lot and North outdoor basketball court. Concrete sidewalks along the West side.

Mechanical:

Sanitary & Storm sewer, domestic water for the building are from municipal mains in the adjacent road. Natural gas is from utility mains - entering the building on the west side. No significant problems reported nor observed at the time of our inspection.

Recommendations for future action include - regrade the site around Portables; repair asphalt paved outdoor basketball court areas; repaint parking stall lines.

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**G1030 Site Earthwork (Site Grading)***

Negative grading around the perimeter of 1982 Portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	50	APR-08

Event: **Regrade around Portables.**

Concern:

(1982 Potables) - soil settled along the perimeter of Portables.

Recommendation:

Provide new grade around Portables.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$5,720	Low

Updated: APR-08

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

Heritage Road on the West side. This is a public roadway.
School bus loading and unloading zone along Heritage Road.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-08

Event: **Replace public flexible pavement roadway (Asphalt). (approx. 800 square metres)**

Recommendation:

Replace public flexible pavement roadway (Asphalt). (approx. 800 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$183,040	Unassigned

Updated: APR-08

G2010.05 Roadway Curbs and Gutters - *

Public roadway has concrete curb.

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

G2020.02 Flexible Paving Parking Lots(Asphalt) - **

North parking lot is asphalt paved.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	APR-08

Event: Replace asphalt paved parking lot. (approx. 1700 square metres)

Recommendation:

Replace asphalt paved parking lot. (approx. 1700 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$194,480	Unassigned

Updated: APR-08

G2020.05 Parking Lot Curbs and Gutters - *

North parking lot has concrete curbs along the north side.

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

G2020.06.01 Traffic Barriers - *

North parking lot - has metal pipe railings.

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

G2020.06.02 Parking Bumpers - *

North parking lot - does not have concrete bumpers.

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

G2020.06.03 Parking Lot Signs - *

North parking lots have parking signs.

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

G2020.06.04 Pavement Markings - *

North parking lot has parking lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	APR-08

Event: Repaint parking stall lines. (approx. 46 stalls)**Concern:**

Pavement markings have faded. Parking lot does not have handicapped stall.

Recommendation:

Repaint parking stall lines. (approx. 46 stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$10,525	Low

Updated: APR-08

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

School has public concrete sidewalk along West side.

West Main Entrance, South Entrance, North Entrance - have concrete sidewalk connected to public concrete sidewalk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	APR-08

Event: Replace rigid pedestrian pavement (Concrete). (approx. 350 square metres)**Recommendation:**

Replace concrete sidewalks. (approx. 350 square metres)

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

Updated: APR-08

G2040.02.01 Chain Link Fences and Gates*

School has chain link fences and gates between North parking lot and outdoor basketball court area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	APR-08

Event: **Replace chain link fences and gates. (approx. 25 linear metres)**

Recommendation:

Replace chain link fences and gates. (approx. 25 linear metres)

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

Updated: APR-08

G2040.03 Athletic and Recreational Surfaces - **

Northwest corner of school site has baseball diamond in gravel pit.
 Southeast corner of the open field has baseball diamond.
 East Entrance area, Northeast of Gymnasium - have outdoor basketball courts paved with asphalt.
 East corner of school site has a play area on sand pit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	APR-08

Event: **Repair asphalt pavement. (approx. 250 square metres)**

Concern:

East Entrance area, Northeast of Gymnasium - outdoor basketball courts paved asphalt is cracked in several areas.

Recommendation:

Repair asphalt pavement. (approx. 250 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$28,600	Low

Updated: APR-08



East side of building - has open gap between concrete sidewalk and paved asphalt.

Event: **Replace athletic and recreational surfaces. (approx. 2000 square metres)**

Recommendation:

Replace athletic and recreational surfaces. (approx. 2000 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,880	Unassigned

Updated: APR-08

G2040.05.04 Bicycle Racks

South area - has bicycle racks

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

G2040.06 Exterior Signs - *

School has exterior signage at West Main Entrance wall and a free standing signage on the lawn.

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

G2040.08 Flagpoles - *

West Main Entrance - has a flagpole.

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

G2040.12.07 Garbage Disposal

School has a garbage container at Northeast corner of parking lot.

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

G2050.04 Lawns and Grasses - *

School has lawn along the West side and grass on East and South sides.

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

G2050.05 Trees, Plants and Ground Covers - *

School has trees and shrubs along the West and South sides.

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

G3010.02 Site Domestic Water Distribution - *

Incoming 4 inch water service from municipal mains in adjacent Hermitage Road, into water service entry point on north side of building.

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

G3020.01 Sanitary Sewage Collection - *

Outgoing 6 inch sanitary sewer to municipal main in adjacent Hermitage Road. Sanitary main exit point on the west side of the school.

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

G3030.01 Storm Water Collection - *

Roof drainage collected by conventional roof drains & scuppers - connected to rainwater leaders and underfloor storm drainage system. Main storm drain exit point on north side of the building.

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

G3060.01 Gas Distribution - *

Incoming gas service to service entry point in the northwest corner of the building. Utility mains in Hermitage Road.

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

G4010.04 Car Plugs-ins - *

Pedestal mounted car plug-in receptacles have been provided in the staff parking lot. Car receptacles are time and temperature controlled.

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