

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Patricia Heights Elementary School

B3248A
Edmonton

Facility Details

Building Name: Patricia Heights Elementary
Address: 16216 - 78 Avenue
Location: Edmonton

Building Id: B3248A
Gross Area (sq. m): 2,925.00
Replacement Cost: \$6,374,957
Construction Year: 1968

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: October 22 2007
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **\$1,621,058**
5 year Facility Condition Index (FCI): **25.43%**

General Summary:

The school for Grade K through Grade 6 was originally built in Edmonton in 1968. School faces two public streets. It is under the jurisdiction of Edmonton School District No.7.

The original 2,925.0 square metres building was built in 1968. The total building area is 2,925.0 square metres.

Structural Summary:

(1968) Original Building - has concrete foundation walls on continuous concrete strip footings along perimeters and along Corridors; slab on grade; concrete columns with concrete block for exterior walls. Typical roof has plywood deck on steel trusses on concrete columns.; Library 29 - sloped roof - has wood deck on glulam beams and glulam columns. interior concrete block walls along Corridors and between Classrooms.

Recommendations for future action - repair concrete blocks; repair Library roof wood supports.

Overall structural system rating is acceptable.

Envelope Summary:

(1968) Original Building - has SBS roofing, facing bricks, metal deck fascia; metal frame storefronts, aluminum window storefronts; metal utility doors and metal frames.

Recommendations for future action - repair wood deck soffit; metal roof; replace metal framed storefront doors; repair facing bricks.

Overall envelope system rating is acceptable.

Interior Summary:

(1968) Original Building - Classrooms have fibreboard ceiling tiles; painted concrete block walls vinyl wall covering, vinyl tile flooring; Central Classrooms have carpet; Corridors have suspended T-bar ceiling; vinyl tile flooring; Gymnasium and Stage has wood flooring and wood deck ceiling; Administration area has painted drywall ceiling, carpet flooring; Washrooms have painted drywall ceiling, concrete block walls and ceramic floor tiles; wood doors and metal frames; Smart board, chalkboards, whiteboards and projection screens.

Recommendations for future action include - replace metal boot racks; replace lockers; repaint concrete flooring; replace vinyl asbestos tiles; replace wood flooring; replace fibreboard ceiling tiles; replace acoustic ceiling tiles.

Overall interior system rating is acceptable.

Mechanical Summary:

Standard domestic water, sanitary sewer, storm sewer and natural gas systems. Heating and ventilation provided from central air handling unit in Mechanical room. Conventional plumbing fixtures. Pneumatic and Electric control systems. Portable fire extinguishers in cabinets.

Overall Mechanical systems in acceptable condition.

Electrical Summary:

The school has been provided with an 800A, 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. The electrical systems in the school are in good condition.

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

S1 STRUCTURAL**A1010 Standard Foundations - 1968 Section***

Concrete foundation walls on continuous concrete strip footings along perimeters and along Corridors.
Library area - has concrete piers on concrete pedestal footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

A1030 Slab on Grade - 1968 Section*

125 mm concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1968 Section*

200 mm concrete blocks and concrete columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

B1010.05 Mezzanine Construction - 1968 Section*

Stage 37 - has plywood on 19 mm subfloor on 38x184 mm wood joists on 38x89 mm wood studs at 400 mm o.c.
Platform 38 above Gymnasium Storage 40 - has 19 mm subfloor on 38x235 mm floor joists at 400 mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

B1020.01 Roof Structural Frame - 1968 Section*

Typical roof -16 mm plywood deck on steel trusses on concrete columns.

Library 29 - sloped roof - has 64 mm T & G wood deck on glulam beams and glulam columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-08

Event: Repair column supports. (8 columns)

Concern:

Library 29 - sloped roof - wall under sloped glulam beam sagged.

Recommendation:

Repair column supports. (8 columns)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$18,304	Low

Updated: MAR-08



Library - sloped roof - has 64 mm T & G wood deck on glulam beams and glulam columns.

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1968 Section***

90 mm facing brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	75	MAR-08

Event: Repair facing bricks. (approx. 20 square metres)**Concern:**

School - has damaged facing bricks at corners and along the base.

Recommendation:

Repair facing bricks. (approx. 20 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$11,440	Unassigned

Updated: MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1968 Section**

Caulking around window and door openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-08

Event: Repair caulking. (approx.20 linear metres)**Recommendation:**

Repair caulking. (approx.20 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,288	Unassigned

Updated: APR-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1968 Section*

200 mm light weight concrete block filled with loose insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-08

Event: Repair concrete blocks. (approx. 50 square metres)**Concern:**

Mechanical Room 21 - has water marks on exterior concrete block walls.

Recommendation:

Repair concrete blocks. (approx. 50 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$14,300	Unassigned

Updated: MAR-08



Mechanical Room 39 - has water marks on exterior concrete block walls.

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1968 Section*

Loose fill insulation in concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1968 Section*

Mechanical Room 21 - has metal louver.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

B2010.09 Exterior Soffits - 1968 Section*

Wood deck soffit on 38x89 wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-08

Event: Replace wood deck soffit. (approx. 15 square metres)

Concern:

Wood decks soffit shows rotten.

Recommendation:

Replace wood deck soffit. (approx. 15 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$8,580	Unassigned

Updated: MAY-08

B2010.10 Other Exterior Walls - (Fascia)*

Classroom area - has prefinished horizontal metal deck fascia.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

B2020.02 Storefronts: Windows - 1968 Section**

Classrooms - have aluminum framed storefronts c/w fixed windows, hoppers sliders in the middle; upper and bottom portions with 38 mm insulated porcelain enamel panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08

Event: Replace aluminum storefront windows. (10 windows)

Recommendation:

Replace aluminum storefront windows. (10 windows)

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

Updated: APR-08

B2030.01.02 Steel-Framed Storefronts: Doors - 1968 Section**

North and South Entrances - have insulated metal doors c.w half glazed panels and metal frames.

South Main Entrance - has insulated metal doors c.w half glazed panels, sidelites and fixed glazed panel above doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	30	MAR-08

Event: Replace entrance doors. (2 doors)**Concern:**

South Entrance - has damaged doors.

Recommendation:

Replace entrance doors. (2 doors)

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

Updated: APR-08



South Entrance - has damaged doors.

Event: Replace steel framed storefronts - doors. (6 doors)**Recommendation:**

Replace steel framed storefronts - doors. (6 doors)

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

Updated: MAR-08

B2030.02 Exterior Utility Doors - 1968 Section**

Art Room 23, Science Room 22, Mechanical Room 21, Gymnasium 39 - have painted insulated metal doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08

Event: Replace exterior utility doors. (5 doors)**Recommendation:**

Replace exterior utility doors. (5 doors)

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

Updated: APR-08

B3010.01 Deck Vapor Retarder and Insulation - 1968 Section*

Classroom area - has rigid insulation, 16 mm plywood deck.
Corridors, Library - have 64 mm T & G wood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1968 Section**

(1968) building - has SBS roofing, fibreboard, 38 mm rigid insulation, vapour barrier, (installed in 2000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	MAR-08

Event: Replace SBS roofing. (approx. 2935 square metres)

Recommendation:

Replace SBS roofing. (approx. 2935 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$503,646	Unassigned

Updated: APR-08

B3010.08.02 Metal Gutters and Downspouts - 1968 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	1968	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)*

Utility 27 - has cat ladder and roof hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	25	MAR-08

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

200 mm concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-08

Event: **Repair concrete blocks. (approx. 50 square metres)**

Concern:

MECH 21 - has water marks on exterior concrete blocks.
Corridor outside General Storage 18, Custodian Storage 20, Office 19, General Storage 18, Staff 4, VP 3, Utility 12, Boys Washroom 15, Girls Washroom 14 - concrete blocks crack along mortar joints.

Recommendation:

Repair concrete blocks. (approx. 50 square metres)



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$14,300	Low

Corridor outside General Storage 36 - concrete blocks crack along mortar joints.

Updated: MAR-08

C1010.02 Interior Demountable Partitions - *

(1968) Classrooms 27, 28, 30, 31, 32, 33, 34, 35, 36 - have prefinished drywall partitions. (installed in 1993)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-08

C1010.05 Interior Windows - *

General Office 1 - has sliding wired mesh glass windows.
Classrooms 31, 32 - have aluminum windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Classrooms and Administration area - have wood doors and metal frames.
Corridors - have wood doors c/w wired mesh glass half panels and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08

C1020.03 Interior Fire Doors - *

Mechanical Room 21- has 1.5 fire rated metal door and frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

C1030.01 Visual Display Boards - **

Classrooms - have Smart board, green chalkboards, tackboards, whiteboards, projection screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-08

Event: Replace visual display boards. (approx. 50 boards)**Recommendation:**

Replace visual display boards. (approx. 1 Smart board, 16 green chalkboards, 10 tackboards, 7 whiteboards, 16 projection screens)

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

Updated: APR-08

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

Boys Washroom 15, Girls Washroom 14, Staff Washroom 9 - have 8 prefinished metal toilet partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

Event: Replace prefinished metal toilet partitions. (approx. 9 partitions)**Recommendation:**

Replace prefinished metal toilet partitions. (approx. 9 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,296	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	1968	0	MAR-08

C1030.12 Storage Shelving - *

Custodian Office 19 , Storage 11, 13, 20, General Storage 18, Gymnasium Storage 40 - have wood shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Boys Washroom 15, Girls Washroom 14 - have toilet accessories.
 Staff Washrooms 8, 9 - have toilet accessories.
 Infirmary 6 Washroom - has toilet accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

C1030.17 Other Fittings - Boot Racks*

South Entrance, North Entrances - have metal boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-08

Event: Replace metal boot racks. (approx.24 racks)**Concern:**

South and North Entrances - original metal boot racks are rusty and worn out.

Recommendation:

Replace metal boot racks. (approx. 24 racks)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$27,456	Unassigned

Updated: MAR-08

C1030.17 Other Fittings - Coat Racks*

Classrooms have coat racks and coat hooks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

C2010 Stair Construction*

From Gym 39 to Stage 37; from Corridor to Stage 37 - have wood stairs.
 From Stage 37 to Upper Platform 38 of Gym Storage 40 - has cat ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	100	MAR-08

C2020.05 Resilient Stair Finishes**

From Gym 39 to Stage 37; from Corridor to Stage 37 - stairs have rubber treads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-08

Event: Replace resilient stair finishes. (approx 2 stairs)

Recommendation:

Replace resilient stair finishes. (approx 2 stairs)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,288	Unassigned

Updated: MAR-08

C2020.08 Stair Railings and Balustrades*

From Gym 39 to Stage 37; from Corridor to Stage 37 - stairs have wood handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08

C3010.11 Interior Wall Painting - *

Classrooms 22, 23, 24, 25, 26 - have painted concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	10	MAR-08

C3010.12 Wall Coverings - *

(1968) Classrooms 27, 28, 30, 31, 32, 33, 34, 35, 36 - have prefinished drywall partitions. (installed in 1993)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	15	MAR-08

C3020.01.02 Paint Concrete Floor Finishes - *

Mechanical Room 21, Electrical Room 17 - has painted concrete floor finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	10	MAR-08

Event: Repaint concrete floor. (approx. 90 square metres)

Concern:

Mechanical Room 21 - paint has faded.

Recommendation:

Repaint concrete floor. (approx. 90 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$7,722	Low

Updated: MAR-08

C3020.02 Tile Floor Finishes - **

Boys Washroom 15, Girls Washroom 14, Staff Washrooms 8, 9 - have ceramic floor tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	50	MAR-08

Event: Replace tile floor finishes. (approx.50 square metres)

Recommendation:

Replace tile floor finishes. (approx.50 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$8,580	Unassigned

Updated: APR-08

C3020.04 Wood Flooring**

Gymnasium 39 - has wood strip flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	30	MAR-08

Event: **Replace wood flooring. (approx. 220 square metres)**

Concern:

Gymnasium 39 - original wood flooring is worn out.

Recommendation:

Replace wood flooring. (approx. 220 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$50,336	Unassigned

Updated: APR-08



Gymnasium 39 - original wood flooring is worn out.

C3020.07 Resilient Flooring - **

Partial Art Room 23, Partial Classrooms 24, 25, 26, 35, 27, 28, Corridors,, Custodian Storage 20, General Storage 18, PEO 10, Store 11, 13, Infirmary Utility 12, Stage 37, GYM Storage 40 - have vinyl asbestos floor tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	20	MAR-08

Event: **Replace resilient floor finishes. (approx. 600 square metres)**

Concern:

Original vinyl asbestos floor tiles.

Recommendation:

Replace resilient floor finishes. (approx. 600 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$102,960	Low

Updated: MAR-08

C3020.08 Carpet Flooring - **

Fine Art Room 16, Science 22, Partial Art Room 23, Partial Classrooms 24, 25, 26, 35 Classrooms 27, 28, 30, 31, 32, 33, 34, 36, 37, Library 29 - have carpet.
(1968) General Office 1, PRI 2, VP 3, Staff Room 4 - have carpet. (reinstalled in 1998)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	15	MAR-08

Event: Replace carpet flooring. (approx. 1500 square metres)

Recommendation:

Replace carpet flooring. (approx. 1500 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$257,400	Unassigned

Updated: APR-08

C3030.02 Ceiling Paneling (Wood) - *

Gymnasium 39, Stage 37, Library 23 - have wood deck panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	60	MAR-08

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

Corridors, Fine Art Room 16 - have suspended T-bar ceiling system c/w acoustic ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	25	MAR-08

Event: Replace acoustic ceiling treatment (Susp.T-Bar).(approx. 435 square metres)

Recommendation:

Replace acoustic ceiling treatment (Susp.T-Bar).(approx. 435 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$37,323	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

Mechanical Room 21, Corridor outside General Storage 18, Custodian Storage 20, Office 19, General Storage 18, Staff 4, VP 3 , Utility 12, Boys Washroom 15, Girls Washroom 14, Store 11, 13, Administration Area, Electrical Room 17 - have painted drywall ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-08

C3030.09 Other Ceiling Finishes - Fibreboard Ceiling Tiles*

Classrooms 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33 , 34, 35, 36, PEO 10 - have fibreboard ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	MAR-08

Event: **Replace with suspended T-bar system. (approx. 1200 square metres)**

Concern:

Classrooms - original fibreboard ceiling tiles are stained, missing or loose.

Recommendation:

Replace with suspended T-bar system. (approx. 1200 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$68,640	Low

Updated: MAR-08

S4 MECHANICAL

D2010.04 Sinks - **

Mainly single compartment stainless steel sinks throughout school. Mop service sinks in Janitor and Science rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

Event: Replace 8 sinks

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

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - **

Various wall mounted, double bubbler, vitreous china drinking fountains throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	MAR-08

Event: Replace 6 Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,432	Unassigned

Updated: APR-08

D2010.10 Washroom Fixtures (Urnl)**

Vitreous china wall mounted & stall urinals with manual flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	35	MAR-08

Event: Replace 5 urinals

Concern:

Urinals are starting to fail (cracking).

Recommendation:

Replace 5 urinals

Consequences of Deferral:

Leaks. Health & safety risk.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$11,440	High

Updated: MAY-08

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

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

Vitreous china wall hung and enamelled and stainless steel countertop lavs with conventional faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

Event: Replace 12 WC, 8 Lav

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,880	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	1968	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	1968	40	MAR-08

Event: Replace 30 domestic water gate & ball valves.

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

Updated: APR-08

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

Ames double check valve backflow preventors on boiler make up water line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	MAR-08

Event: Replace Boiler make up 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 - **

State Turbo Sandblaster, model SBT 75 100 NE8 DF CGA / 75 Gal storage capacity, 108 MBtuh input capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	MAR-08

Event: Replace Domestic Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,498	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	1968	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	1968	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems - *

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	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>
5 - Good	2000	40	MAR-08

D3010.02 Gas Supply Systems - *

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	60	MAR-08

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

3 Gas fired hot water boilers: Raypak, Raytherm. Model 722-T, 649.8 Mbtuh rated input each. Located in main Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	MAR-08

Event: Replace 3 Heating Boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$77,696	Unassigned

Updated: APR-08

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

Insulated common metal chimney up to weather cap on roof. Vent connectors to common 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	1968	30	MAR-08

Event: Replace Chimney & Vent Connectors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$16,657	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	1968	0	MAR-08

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

York Air Handling Unit serving entire school, model unknown. C/w supply / return fans, mixing section, filter section, heating coil. Located in Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

Event: Replace Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$114,400	Unassigned

Updated: APR-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	1968	0	MAR-08

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

Various round 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	1968	0	MAR-08

D3040.03.01 Hot Water Distribution Systems - **

Serving entrance force flow heaters and perimeter radiation, air handling unit coil. Insulated Schedule 40 steel piping - threaded joints. Copper piping - soldered joints.

Hot water circulating pumps, makes & models unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08

Event: Replace heating circulation pumps and approx.
100 m of heating piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$171,600	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	1968	30	MAR-08

Event: Replace 6 Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$11,440	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	1968	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	1968	0	MAR-08

D3050.05.02 Fan Coil Units - **

Wall mounted force flow heaters in entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

Event: Replace 4 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	1968	40	MAR-08

Event: Replace approx. 50 m of finned tube radiation

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

Updated: APR-08

D3050.05.06 Unit Heaters**

Vertical projection unit heater in Boiler room. Make / model unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

Event: Replace Unit Heater in Boiler room

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,716	Unassigned

Updated: MAR-08

D3060.02.01 Electric and Electronic Controls**

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	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	\$8,580	Unassigned

Updated: MAR-08

D3060.02.02 Pneumatic Controls**

Pneumatic control of heating and ventilation systems. DeVilbiss air compressor in west boiler room. Honeywell air compressor in east boiler room. Refrigerated air dryers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	MAR-08

Event: Replace Heating and Vent system controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$85,800	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	1968	30	MAR-08

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

A Westinghouse main distribution centre has been provided, that is fed from an on-site pad-mounted transformer located in the south west corner of the school. The distribution centre is rated at 800A, 120/208V, 3 phase, 4 wire and is complete with a 800A 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	1968	40	MAR-08

Event: Replace Main Electrical Switchboards (Main Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$57,346	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	1968	30	MAR-08

Event: Replace approx 6 Electrical Branch Circuit Panelboards (Secondary Distribution)]

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

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

Approximately 4 loose wall mounted motor starters have been provided fro motor control and are located in the vicinity of the equipment being controlled. Starters are complete with pilot lights and hand off auto selector switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

Event: Replace Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,976	Unassigned

Updated: APR-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	1968	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	1968	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	2003	30	MAR-08

Event: Replace approx 475 Interior Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$165,880	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	1968	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	1999	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>
4 - Acceptable	1968	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	1968	0	MAR-08

D5030.01 Detection and Fire Alarm - **

An Edwards 6616 hard wired fire alarm system has been provided. The system is complete with heat and smoke detectors, manual pulls stations, audible 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>
4 - Acceptable	1989	25	MAR-08

Event: Replace Detection and Fire Alarm System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$45,760	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

A Magnum Alert intrusion alarm system has been provided. The system is complete with motion detectors and door contacts. The main control panel is located in the electrical room 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>
5 - Good	1999	25	MAR-08

Event: Replace Intrusion Detection System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$31,494	Unassigned

Updated: APR-08

D5030.04.01 Telephone Systems - *

Telephone service is underground and terminates on backboard located in the electrical room. A Nortel 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	1968	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 within the administration area 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	1999	0	MAR-08

D5030.05 Public Address and Music Systems - **

The public address system is the product of Bogen Multicom 2000. 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	1997	20	MAR-08

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$62,920	Unassigned

Updated: APR-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 4.0 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>
4 - Acceptable	1967	35	MAR-08

Event: Replace packaged engine generator set system.

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

Updated: APR-08

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

Library 29 - has wood book shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

E1020.03 Theater and Stage Equipment - *

Stage 37 - has stage curtain and tracks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

E1090.04 Residential Equipment - *

Staff Room 4 - has range, dishwasher, fridge.

Infirmary 6 - has a freezer.

Science Room 22 - has microwaves, fridges, range.

Mechanical Room 21 - has washer.

PEO 10 - has a cooler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

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

Gymnasium 39 - has climbing bars, basketball backstops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

E2010.02 Fixed Casework - Reception Counters**

General Office 1 - has reception counter. (renovated in 1993)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	35	MAR-08

Event: Replace reception counter. (approx 3 linear metres)

Recommendation:

Replace reception counter. (approx 3 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$5,148	Unassigned

Updated: MAR-08

E2010.02 Fixed Casework - Millwork**

Classrooms - have millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	35	MAR-08

Event: Repair millwork. (approx. 6 linear metres)**Concern:**

Classrooms 26, 34 - have damaged countertop.

Recommendation:

Repair millwork. (approx. 6 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$10,296	Low

Updated: APR-08**Event: 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: APR-08**E2010.02 Fixed Casework - Display Case****

School dose not have display case.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	MAR-08

Event: Provide a display case. (approx. 2 linear metres)**Concern:**

School dose not have display case.

Recommendation:

Provide a display case. (approx. 2 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$3,432	Low

Updated: MAR-08

E2010.02 Fixed Casework - Vanities**

Staff Washrooms 8, 9 , Infirmary 6 Washroom - have plastic laminated vanities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	MAR-08

Event: Replace vanities. (approx. 3 linear metres)

Recommendation:

Replace vanities. (approx. 3 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,432	Unassigned

Updated: APR-08

E2010.03.01 Blinds - **

Classrooms, PRI 2, YP 3, Staff Room 4 - have venetian blinds over windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	MAR-08

Event: Replace blinds. (10 blinds)

Recommendation:

Replace blinds. (10 blinds)

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

Updated: APR-08

F2020.01 Asbestos - *

Based on Asbestos Building Material Survey Report - Patricia Heights Elementary School prepared by PHH Environmental Limited dated July 11, 2007 the only asbestos observed was in the vinyl asbestos tile in the following rooms: Partial Classrooms 24, 25, 26, 35, 27, 28, Corridors,, Custodian Storage 20, General Storage 18, PEO 10, Store 11, 13, Infirmary Utility 12. Cost to remove vinyl asbestos floor tiles is included in the replacement costs under C3020.07 Resilient Flooring. No other asbestos material was observed or known.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	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	1968	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	1968	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	1968	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	1968	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	1968	0	MAR-08

K4010.04 Barrier Free Washrooms - *

(1968) Staff Washroom 8 - has a barrier free washroom. (installed in 1997)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	MAR-08

K4020 Building Code -

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	MAR-08

RECAPP Facility Evaluation Report



Patricia Heights Elementary School

S3248
Edmonton

Facility Details

Building Name: Patricia Heights Elementary
Address:
Location: Edmonton
Building Id: S3248
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: October 22 2007
Evaluator Name: Francis Ng, Paul Fung, Kan Jhass

Total Maintenance Events Next 5 years: \$898,841
5 year Facility Condition Index (FCI): 0%

General Summary:

School has 78th Avenue on the South side and 79th Avenue on the North side. These are public roadways. School bus loading and unloading zone along 78th Avenue.

Grass grows on the East, North and West sides of the building. Lawn is on the South side. School has trees along the North and East sides. Asphalt paved staff parking lot is on the Southwest side. Chain link fence and gate were installed along the West property line; wood fences and gates along East and North property lines; and metal pipe railing along the South property line. Concrete sidewalks along the North and South sides

Mechanical:

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

Recommendations for future action include - regrade the perimeter of the building; provide metal pipe railing; provide parking markings; repair concrete sidewalk.

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 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	50	APR-08

Event: Regrade around building.

Concern:

Soil has settled along the perimeter of building.

Recommendation:

Provide new grade around building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$11,440	Low

Updated: APR-08



Picture 061.jpg

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

School has 78th Avenue on the South side and 79th Avenue on the North side. These are public roadways. School bus loading and unloading zone along 78th Avenue.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	25	APR-08

Event: Replace asphalt paved public roadway. (approx. 1300 square metres)

Recommendation:

Replace asphalt paved public roadway. (approx. 1300 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$148,720	Unassigned

Updated: APR-08

G2010.05 Roadway Curbs and Gutters - *

Public roadways have concrete curbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

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

Southwest parking lot is asphalt paved.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	25	APR-08

Event: Replace asphalt paved parking lot. (approx. 2080 square metres)

Recommendation:

Replace asphalt paved parking lot. (approx. 2080 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$118,976	Unassigned

Updated: APR-08

G2020.05 Parking Lot Curbs and Gutters - *

Southeast parking lot has concrete curbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

G2020.06.01 Traffic Barriers - *

Southwest parking lot - has metal pipe railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	APR-08

Event: Provide metal pipe railing. (approx. 20 linear metres)

Concern:

Cars parking against the West walls of Art Room 23, Science 22 and Mechanical Room 21.

Recommendation:

Provide metal pipe railing. (approx. 20 linear metres)

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

Updated: APR-08

G2020.06.02 Parking Bumpers - *

Parking lot - does not have concrete bumpers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

G2020.06.03 Parking Lot Signs - *

Parking lots have parking signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

G2020.06.04 Pavement Markings - *

Southwest parking lot does not have parking lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	APR-08

Event: **Provide pavement markings. (approx. 20 parking stall markings and 1 handicap stall)**

Concern:

Southwest parking lot does not have parking lines.

Recommendation:

Provide pavement markings. (approx.20 parking stall markings and 1 handicap stall)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$4,805	Low

Updated: APR-08

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

South Entrances - have concrete sidewalks connected to public sidewalk.

North side - has concrete sidewalk between North Entrances.

South of Mechanical Room 21 - has concrete sidewalk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	25	APR-08

Event: Repair concrete sidewalk. (approx 50 square metres)

Concern:

Northeast Entrance has cracked concrete sidewalk.

Recommendation:

Repair concrete sidewalk. (approx 50 square metres)

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

Updated: APR-08

Event: Replace concrete sidewalk. (approx. 160 square metres)

Recommendation:

Replace concrete sidewalk. (approx. 160 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$18,304	Unassigned

Updated: APR-08

G2040.02.01 Chain Link Fences and Gates*

School has chain link fence along East, South and West property lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	APR-08

G2040.02.05 Wood Fences and Gates**

School has wood fences and gates along North property line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	APR-08

Event: Replace wood fences and gates. (approx, 290 linear metres)

Recommendation:

Replace wood fences and gates. (approx, 290 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$16,588	Unassigned

Updated: APR-08

G2040.03 Athletic and Recreational Surfaces - **

Northwest of school - has outdoor basketball court on asphalt paved pad.

North and West open field - has soccer goal posts.

Northwest of the open field - has baseball diamonds on grass.

West side of school - has playground on grass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	25	APR-08

Event: Replace athletic and recreational surfaces. (approx. 5000 square metres)

Recommendation:

Replace athletic and recreational surfaces. (approx. 5000 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$572,000	Unassigned

Updated: APR-08

G2040.05 Site and Street Furnishings - *

West side of school - playground has wood benches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

G2040.05.04 Bicycle Racks

Southwest area - has bicycle racks

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

G2040.06 Exterior Signs - *

School has exterior signage on South wall of Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

G2040.08 Flagpoles - *

South Main Entrance - has a flagpole.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

G2040.12.07 Garbage Disposal

West side of School - has two garbage containers.

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

G2050.04 Lawns and Grasses - *

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

G2050.05 Trees, Plants and Ground Covers - *

School has trees on South, East, West and North along property lines and shrubs on the south side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

G3010.02 Site Domestic Water Distribution - *

Incoming 2 inch water service from municipal mains in adjacent 78 Avenue, into Mechanical room water service entry point.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

G3020.01 Sanitary Sewage Collection - *

Outgoing 6 inch sanitary sewer to municipal main in adjacent 78 Avenue. Sanitary main exit point on the south side of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

G3030.01 Storm Water Collection - *

Roof drainage collected by conventional roof drains & scuppers - connected to rainwater leaders and underfloor storm drainage system. Main 15 inch storm drain exit point on south side of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

G3060.01 Gas Distribution - *

Incoming gas service to service entry point in the Mechanical room at the southwest corner of the building. Utility mains in 78 Avenue.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	APR-08

G4010.04 Car Plugs-ins - *

Rail 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>
5 - Good	1968	0	APR-08