

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Pollard Meadows School

B3249A
Edmonton

Facility Details

Building Name: Pollard Meadows School
Address: 1715 - 48 Street
Location: Edmonton

Building Id: B3249A
Gross Area (sq. m): 4,054.02
Replacement Cost: \$8,835,625
Construction Year: 1980

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: October 23 2007
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **\$2,040,811**
5 year Facility Condition Index (FCI): **23.10%**

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 3,239.32 square metres building was built in 1980. The first Addition of Portables of 407.25 square metres was built in 1982. The second Addition of Portables of 437.88 square metres was built in 1984. The total building area is 4,084.55 square metres.

Structural Summary:

(1980) 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 metal deck on OWSJ on concrete columns..

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

(1984) 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, wood siding 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.

(1984) 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 wood siding; repaint wood siding; replace wood deck soffit; replace wood siding fascia. replace built-up roofing; replace Clerestorey glass. (1982)(1984) Portables - repair exterior metal siding and fascia; replace panels under windows, repair built-up roofing, repair skirting.

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)(1984) 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; repaint concrete flooring; replace vinyl asbestos tiles; replace carpet; replace acoustic ceiling tiles; replace sprayed fire protection material; provide barrier free access. (1982 Portables) - replace acoustic ceiling tiles; repair interior wood doors; repair millwork; replace carpet; replace vinyl asbestos floor tiles.

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.

The steam humidification boiler should be re-commissioned and returned to service.

Overall Mechanical systems in acceptable condition.

Electrical Summary:

The school has been provided with a 600A, 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 T12 lamps and magnetic ballasts. The lighting fixtures should be replaced with energy efficient fixtures, utilizing T8 lamps and electronic ballasts. The fire alarm system is obsolete and prone to constant break downs and parts are no longer available. The electrical systems in the school are generally in good condition.

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

S1 STRUCTURAL

A1010 Standard Foundations - 1980 Section*

School - has concrete foundation walls on continuous concrete strip footings along perimeters and under interior Corridor walls.

Library - has concrete pedestals on concrete footings.

<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*

100 mm 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, Slabs, 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 Mezzanie Construction - 1980 Section*

Mechanical Room 201 - has 200 mm concrete slab.

<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*

Classroom area - has 38 mm metal deck on OWSJ on concrete columns
 Corridors - have 38 mm metal deck on steel channels.

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

B1020.04 Canopies - 1980 Section*

Front Entrance Canopy - built-up roofing on 12 mm drywall, steel deck, steel channel, steel beam, 38x89 mm strapping at 600 mm o.c., cedar siding soffit.
 Sun Screen over windows - cedar siding on 38x89 flat at 400 mm o.c. Both sides of 50x100 mm HSS frames.

<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

B2010.01.06.04 Wood Siding**

Mezzanine Mechanical Room, Library Clerestorey - have cedar siding panels on building paper, 9 mm plywood sheathing, 38x89 mm studs at 600 mm o.c.

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

Event: Replace wood siding. (approx. 300 square metres)

Concern:

Mezzanine Mechanical Room, Library Clerestorey - cedar siding panels are worn out.

Recommendation:

Replace wood siding. (approx. 200 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$51,480	Low

Updated: MAY-08



Mezzanine Mechanical Room has worn out wood siding.

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>
3 - Marginal	1980	20	MAR-08

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

Caulking is missing.

Recommendation:

Repair caulking. (approx. 60 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$6,864	Unassigned

Updated: MAY-08



Facing brick - expansion joint caulking is missing

B2010.01.13 Paints (& Stains): Exterior Wall - 1980 Section**

Canopy fascia, sides of Mezzanine Mechanical Room, Clerestorey of Library, Overhangs - have stained cedar siding.

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

Event: Restain cedar siding. (approx. 200 square metres)**Concern:**

Original cedar siding - paint has faded.

Recommendation:

Restain cedar siding. (approx. 200 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$22,880	Low

Updated: MAY-08

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

90 mm facing brick, 25 mm air space, 50 mm rigid insulation, 200 mm 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, Electrical Room 115 - have 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*

Front Entrance Canopy - has cedar siding soffit.

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

Event: **Replace cedar panel soffit. (approx 50 square metres)**

Concern:

Cedar panel soffit - shows worn out.

Recommendation:

Replace cedar panel soffit. (approx 50 square metres)

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

Updated: MAR-08

B2010.10 Other Exterior Walls - Fascia*

Main Entrance canopy, Overhangs over Classroom windows 134, 137, 138, 139 - have cedar siding fascia.

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

Event: Replace cedar siding fascia. (approx. 50 square metres)

Concern:

Cedar siding fascia - show sign of worn out.

Recommendation:

Replace cedar siding fascia. (approx. 50 square metres)

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

Updated: MAR-08

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

Classrooms and Administration area - have 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. 22 windows)

Recommendation:

Replace aluminum windows. (approx. 12 windows on Main Floor, 10 windows on Clerestorey)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$50,336	Unassigned

Updated: APR-08

Event: Replace glass. (approx. 4 units)

Concern:

Library Clerestorey - has broken windows.

Recommendation:

Replace glasses. (approx. 4 glasses)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$1,144	Low

Updated: MAR-08



Library Clerestorey windows - have broken glasses.

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

West Main Entrance - has steel framed storefront doors c/w half glazed panels, sidelites and metal frames.
 South and North Entrances - have steel framed storefront doors c/w half glazed panels 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. 6 doors)

Recommendation:

Replace steel framed storefront doors. (approx. 6 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**

Outdoor Storage Room 117, Meter Room 118, Gymnasium 112, 113, Classrooms 137, 138, 139, 101, 105, 140, 141, Mezzanine Mechanical Room 201 - have 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. (approx. 13 doors)

Recommendation:

Replace exterior utility doors. (approx. 13 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$22,308	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)**

Built-up roof - Gravel, 4 ply asphalt felt, 2 layers 40 mm fibreboard rigid insulation, 12 mm gypsum board, steel deck, OWSJ

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

Event: Replace built-up roofing. (approx. 3120 square metres)**Concern:**

Built-up roofing has blisters and is close to end of theoretical life.

Recommendation:

Replace built-up roofing. (approx. 3120 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$535,392	Low

Updated: MAR-08

Built-up roofing has blisters.

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)**

(1980) Sloped roof of Library Clerestorey - has SBS roofing. (approx. installed in 2002)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-08

Event: Replace SBS roofing. (approx. 70 square metres)**Recommendation:**

Replace SBS roofing. (approx. 70 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$12,012	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*

Mezzanine Mechanical Room 201 - has metal door to roof.
From Low Roof to Upper Roof of Gymnasium - has a cat ladder.

<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 -

Corridors - have concrete blocks.

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

Event: Repair mortar joints. (approx 50 square metres)

Concern:

GYM 112, KIT 150, LS 146 - mortar joints crack.

Recommendation:

Repair mortar joints. (approx 50 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$8,580	Low

Updated: MAR-08



GYM 128 - mortar joints crack.

C1010.02 Interior Demountable Partitions - *

Administration area, walls between classrooms - 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 - *

Storage 144, 143 - 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

C1010.06 Interior Glazed Partitions and Storefronts - *

General Office 122 - has steel framed glazed partition and storefronts 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

C1010.07 Interior Partition Firestopping - *

North Concrete block walls along Staff Room 134, LS 146, 145, Science 106 - have 2 hour fire wall separation.

<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 and metal frames (approx. 20 doors)**

Concern:

GYM Storage 116 - metal doors and frame are worn out..

Recommendation:

Replace wood doors and metal frames (approx. 20 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$22,880	Low

Updated: MAR-08

C1020.03 Interior Fire Doors - *

Electrical Room 115, Mechanical Room 201 - have 45 minute fire rated metal doors and metal frames.
Corridor doors near Audio/Visual 138, near Storage 144 - have 1.5 hour fire rated metal doors and metal frames.

<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) - **

Girls Washrooms 135, 104, 108, Boys Washrooms 133, 107, 103, Boys Change Room 110, Girls Change Room 111, Staff Washrooms - have prefinished toilet partitions.

Girls Change Room Shower 111 - has prefinished shower partitions.

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

Event: Replace prefinished fabricated compartments.
(approx. 26 partitions)

Recommendation:

Replace prefinished fabricated compartments. (approx. 26 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$29,744	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**

INF 125 - has 2 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. (2 lockers)

Recommendation:

Replace lockers. (2 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,144	Unassigned

Updated: MAR-08

C1030.12 Storage Shelving - *

GYM Storage 124, Storage 120, 131, 147, General Office Storage 122, Audio/Visual 136 - 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 - *

Girls Washrooms 135, 104, 108, Boys Washrooms 133, 107, 103, Boys Change Room 110, Girls Change Room 111, Staff Washrooms - have toilet accessories.

PEO 125 - has both 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, North and South Entrances - have prefinished metal boot racks.

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

C2010 Stair Construction*

Corridor to Mezzanine Mechanical Room 201 - has concrete stair.

From Mezzanine Mechanical Room 201 to Roof - has metal stair.

ANC 149 - has wood framed platforms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-08

C2020.08 Stair Railings and Balustrades*

Corridor to Mezzanine Mechanical Room 201 - concrete stair has metal pipe railings.

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

C2020.10 Stair Painting*

Corridor to Mezzanine Mechanical Room 201 - has painted concrete stair.

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

C2030.01 Ramp Construction*

ANC 149 - has wood ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-08

C2030.02 Ramp Finishes*

ANC 149 - wood ramp has carpet.

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

C3010.06 Tile Wall Finishes - **

Girls Washrooms 135, 104, 108, Boys Washrooms 133, 107, 103, Boys Change Shower and Washroom 110, Girls Change Shower and Washroom 111 - 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 ceramic wall tiles. (approx 250 square metres)

Recommendation:

Replace ceramic wall tiles. (approx 200 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$42,900	Unassigned

Updated: APR-08

C3010.09 Acoustical Wall Treatment - **

GYM 112, 113 - have wood acoustic wall panels.

<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. 400 square metres)

Recommendation:

Replace acoustical wall treatment. (approx. 400 square metres)

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

Updated: APR-08

C3010.11 Interior Wall Painting - *

School has painted 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, walls between classrooms - have vinyl covered drywalls.
 ANC 149 - has carpet on walls.

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

C3020.01.02 Paint Concrete Floor Finishes - *

Electrical Room 115 - has unpainted concrete floor.
 Mezzanine Mechanical Room 201 - has painted concrete floor.

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

Event: Repaint concrete floor. (approx. 70 square metres)**Concern:**

Mezzanine Mechanical Room 201 - paint has faded and peeled off.

Recommendation:

Repaint concrete floor. (approx. 70 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$8,008	Low

Updated: MAR-08

C3020.02 Tile Floor Finishes - **

Girls Washrooms 135, 104, 108, Boys Washrooms 133, 107, 103, Boys Change Room 110, Girls Change Room 111 - have ceramic floor tiles.

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

Event: Replace ceramic floor tiles. (approx. 100 square metres)**Recommendation:**

Replace ceramic floor tiles. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$17,160	Unassigned

Updated: APR-08

C3020.04 Wood Flooring**

Gymnasium 112, 113 - have wood flooring.

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

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

Recommendation:

Replace wood flooring. (approx. 500 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$143,000	Unassigned

Updated: MAY-08

C3020.07 Resilient Flooring - **

GMS 116, INF 125, Jan 121, Mechanical Room 119, Storage 120, General Office Storage 122, Audio Visual 136, partial Classrooms 134, 137, 138, 139, 140, 141, 105, 101, partial LS 145, 146, partial ANC 148, Science 106, SCP 130, PEO 124, KIT 150, Corridors - have vinyl tile flooring.

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

Event: Replace sheet vinyl flooring. (approx. 1050 square metres)

Recommendation:

Replace sheet vinyl flooring. (approx. 1050 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$180,180	Unassigned

Updated: APR-08

C3020.08 Carpet Flooring - **

Administration area, Library 142, Storage 143, 144, LS 146, partial LS 145, partial Classrooms 134, 137, 138, 139, 140, 141, 105, 101, ANC 149, partial ANC 148 - 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. 1000 square metres)**

Recommendation:

Replace carpet. (approx. 1000 square metres)

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

Updated: APR-08

Event: **Replace carpet. (approx. 350 square metres)**

Concern:

LS 146, CR 141, 191 - have stained and worn out carpet.

Recommendation:

Replace carpet. (approx. 350 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$60,060	Low

Updated: MAY-08

C3030.02 Ceiling Paneling (Wood) - *

Staff Room 122 , West Main Entrance Vestibule, Corridor in front of General Office 122, partial Library 142, ANC 149 - have wood panel ceiling.

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

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

Classrooms, Washrooms, Administration area, Corridors - 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. 2,500 square metres)**Recommendation:**

Replace acoustic ceiling treatment (Susp.T-Bar). (approx. 2,500 square metres)

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

Updated: APR-08

C3030.07 Interior Ceiling Painting - *

Gymnasium 112, 113 - have painted metal deck, exposed OWSJ.

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

C3030.09 Other Ceiling Finishes - (Sprayed Fire Protection Material)*

MECH 119, Mezzanine Mechanical Room 201 - have sprayed fire protection ceiling material along the walls.

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

Event: Replace sprayed fire rated material. (approx. 100 square metres)

Concern:

MECH 119 - has sprayed fire protection ceiling material along the walls.

Recommendation:

Replace sprayed fire rated material. (approx. 100 square metres)

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

Updated: MAR-08

C3030.09 Other Ceiling Finishes - Metal Deck Ceiling*

Gymnasium 112, 113, Outdoor Storage 117, 118, MECH 119, Storage 120, Electrical Room 115 - have metal deck ceiling and exposed OWSJ

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

S4 MECHANICAL

D2010.04 Sinks - **

Mainly single, double & triple compartment stainless steel sinks throughout school. (Triple compartment in Kitchen). Laundry tub & 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 - pressure balanced mixing 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 13 shower stations

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,160	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	\$7,726	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 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) - **

Ames 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 199 110 water heaters. Each: 75 Gal storage capacity, 179 MBtuh input capacity. B & G fractional HP, in-line DHW recirculation pump. Located in Mechanical room.

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

Event: Replace 2 Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$13,728	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: Teledyne Laars Model HQ-1666-CN01, 1666 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 and Accessories

<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 chimneys from each boiler, up to weather caps 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 Chimneys and vent connectors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$18,448	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 - **

2 Trane air handling units, located in the Mechanical room, c/w heating coil, supply fan, filters, mixing section. Serving Gymnasium and main School building.

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

Event: Replace 2 Air Handling Units in Mechanical room.

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

Updated: APR-08

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

Ceiling propellor fans in Library.

<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.

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

Event: **Replace heating circulation pumps 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

D3050.03 Humidifiers - **

Hydrotherm 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 - **

Wall 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 5 entrance force flow units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,160	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. 100 m of finned tube radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$91,520	Unassigned

Updated: APR-08

D3050.05.06 Unit Heaters**

Vertical projection unit heaters in Gymnasium.

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

Event: Replace 4 Unit Heaters

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

Updated: MAR-08

D3060.02.01 Electric and Electronic Controls**

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

<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. Powers duplex air compressor in boiler room w/ 3/4 HP motors. DeVilbiss - Hankisson refrigerated air dryer.

<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 Federal Pioneer 2-cell main distribution centre has been provided, that is fed from an on-site pad-mounted transformer located on the south side of the school. The distribution centre is rated at 600A, 120/208V, 3 phase, 4 wire and is complete with a 600A 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>
4 - Acceptable	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	\$63,509	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 10 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 15 Electrical Branch Circuit Panelboards (Secondary Distribution)

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

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

Approximately 6 loose wall mounted motor starters have been provided for 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	1980	30	MAR-08

Event: Replace Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,864	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	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 T12 lamps and magnetic ballasts

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

Event: Replace 620 interior fluorescent fixtures (energy efficiency upgrade)

Concern:

Existing fixtures are not energy efficient and should be replaced with energy efficient fixtures utilizing T8 lamps and electronic ballasts.

Recommendation:

Replace fixtures with energy efficient fixtures. Cost estimate is based on replacing approximately 620 fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2010	\$183,040	Unassigned

Updated: MAR-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>
4 - Acceptable	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	1990	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	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 - **

A Mirtone 79008L 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. The system is prone to break downs and parts availability is a problem.

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

Event: Replace fire alarm system**Concern:**

The fire alarm system is obsolete, prone to break downs and parts availability is a problem.

Recommendation:

Replace fire alarm system with a new addressable system,

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$57,200	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 a storage 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	1996	25	MAR-08

Event: Replace Intrusion Detection System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$34,879	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	2003	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 storage room 3 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	1998	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	2003	20	MAR-08

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$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 18.57 kVA, 120/208V, 3 phase, 4 wire and is complete with an automatic transfer switch, battery charger and block heater. It is located in the electrical room. 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	1980	35	MAR-08

Event: Replace Packaged Engine Generator Systems (Emergency Power 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 142 - 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 - *

Between ANC 148 and 149 - has stage curtain and track.

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

E1090.04 Residential Equipment - *

MECH 119 - has washer.

Kitchen 150 - has freezer, range c/w exhaust fan, fridge, dishwasher, microwave.

Staff Room 134 - has fridge, 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 113 - has side folded basketball backstops, curtain divider.

Gymnasium 112 - has climbing rack, side folded 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 - Display Case**

Corridor near GMS 116 - has a 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	\$5,720	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	1980	35	MAR-08

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

Classroom 138, 139, ANC 148 - have damaged countertops.

Recommendation:

Repair countertops. (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. 24 linear metres)****Recommendation:**

Replace millwork. (approx. 24 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$82,368	Unassigned

Updated: APR-08**E2010.02 Fixed Casework - Reception Counters****

General Office 122 - has reception counter.

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

Event: Replace reception counter. (approx 2 linear metres)**Recommendation:**

Replace reception counter. (approx 2 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,864	Unassigned

Updated: MAR-08

E2010.02 Fixed Casework - Vanities**

Girls Washrooms 135, 104, 108, Boys Washrooms 133, 107, 103, Boys Change Room 110, Girls Change Room 111, Staff Washrooms - have plastic laminated vanities.

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

Event: **Replace vanities. (approx. 12 linear metres)**

Recommendation:

Replace vanities. (approx. 12 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$13,728	Unassigned

Updated: MAR-08

E2010.03.01 Blinds - **

Administration area, Classrooms - have aluminum venetian blinds and valences.

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

Event: **Replace blinds. (approx. 12 blinds)**

Recommendation:

Replace blinds. (approx. 12 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,491	Unassigned

Updated: APR-08

F1010.02.04 Portable and Mobile Buildings - 1982*

(1982) Portable- North four classrooms 151, 152, 154, 155 (attached to main school building on east side).

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 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 building 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.

Classrooms have:

vinyl covered drywalls.

both carpet and vinyl tile finishes.

green chalkboards, whiteboards and projection screens.

millwork.

Wood lockers.

Storage 153 - has wood shelves., vinyl tile flooring, 20 minute wood door and metal frame.

Mechanical:

Rooms 151, 154, 155 Mechanical systems (2005):

- Heating & ventilation provided by Lennox Furnaces located in the corner of each room - connected to sill mounted supply registers. Sidewall return air grille in furnace cabinet. Condition: 5 (good)

- 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).

Rooms 152 Mechanical systems (2007):

- Heating & ventilation provided by Lennox Furnace located in the corner of each room - connected to sill mounted supply registers. Sidewall return air grille in furnace cabinet. Condition: 6 (excellent)

- 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.
- LIGHITNG: 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	1982	0	MAR-08



Northeast Elevation of 1982 Portables.

Event: **Repair 4 north Portables.**

Concern:

1. Classrooms, Storage and Corridor - have vinyl asbestos floor tiles.
2. Classroom 151 - has damaged countertop.
3. Corridor - has stained acoustic ceiling tiles.
4. Corridor - has damaged vinyl covered drywall.
5. Classrooms - original carpet is worn out.
6. Built-up roofing - has blisters.
7. Portables - have damaged metal siding.
8. Portables - have damaged wood panels under aluminum windows.
9. Portables - have damaged skirting.

Recommendation:

1. Replace vinyl asbestos floor tiles. (approx. 200 square metres) \$40,000
2. Repair countertop. (approx. 12 linear metres) \$6,000
3. Replace acoustic ceiling tiles. (approx. 100 tiles) \$2,000
4. Repair vinyl covered drywall. (approx. 24 linear metres) \$6,000
5. Replace carpet. (approx. 200 square metres) \$30,000
6. Repair built-up roofing. (approx. 400 square metres) \$30,000
7. Replace metal siding. (approx. 280 square metres) \$42,000
8. Replace wood panels under aluminum windows. (approx. 4 windows) \$4,000
9. Replace skirting. (approx. 35 square metres) \$3500



Built-up roofing has blisters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$187,044	Low

Updated: MAR-08

F1010.02.04 Portable and Mobile Buildings - 1984*

(1982) Portable - South four classrooms 156, 157, 159, 160 (attached to main school building on east side).

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 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 building 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.

Classrooms have:

vinyl covered drywalls.

carpet.

green chalkboards, whiteboards and projection screens.

millwork.

Wood lockers.

Corridor - has vinyl tile flooring and carpet.

Storage 158 - has wood shelves., vinyl tile flooring, 1.5 hour metal door and metal frame.

Mechanical systems (1984):

- Heating & ventilation provided by Furnaces located in the corner of each room - 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>
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3 - Marginal 1984 30 MAR-08



Northeast Elevation of 1984 Portables.

Event: Repair 4 south Portables.

Concern:

1. Storage and Corridor - have vinyl asbestos floor tiles.
2. Classroom 156 - has damaged countertop.
3. Corridor - has stained acoustic ceiling tiles.
4. Classrooms - original carpet is stained and worn out.
5. Built-up roofing - has blisters.
6. Portables - have damaged metal siding.
7. Portables - have damaged wood panels under aluminum windows.
8. Portables - have damaged skirting.

Recommendation:

1. Replace vinyl asbestos floor tiles. (approx. 100 square metres) \$20,000
2. Repair countertop. (approx. 12 linear metres) \$6,000
3. Replace acoustic ceiling tiles. (approx. 100 tiles) \$2,000
4. Replace carpet. (approx. 300 square metres) \$45,000
5. Repair built-up roofing. (approx. 400 square metres) \$30,000
6. Replace metal siding. (approx. 280 square metres) \$42,000
7. Replace wood panels under aluminum windows. (approx. 4 windows) \$4,000
8. Replace skirting. (approx. 35 square metres) \$3500



Built-up roofing has blisters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$180,180	Low

Updated: MAR-08

F2020.01 Asbestos - *

(1982) (1984) Portables - original vinyl floor tile contain asbestos materials. (based on Asbestos Building Material Survey Report - Pollard Meadows Elementary School prepared by PHH Environmental Limited dated June 28, 2000) .Cost included in flooring replacement as identified in Portable and Mobile buildings F1010.02.04 for all eight units.

<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 2 operators for 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	\$11,440	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 - *

Girls Washroom 108, Boys Washroom 107- have 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, unsprinklered; and has combustible and 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



Pollard Meadows School

S3249
Edmonton

Facility Details**Building Name:** Pollard Meadows School**Address:****Location:** Edmonton**Building Id:** S3249**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:** Francis Ng Architect Ltd.**Evaluation Date:** October 23 2007**Evaluator Name:** Francis Ng, Paul Fung, Kan Jhass**Total Maintenance Events Next 5 years:** **\$526,240****5 year Facility Condition Index (FCI):** **0%****General Summary:**

School has 48th Street on the West side and 18 A Avenue on the North side. These are public roadways. School bus loading and unloading zone along 48th Street

Grass grows on the East side of the building. Lawn is on the North and West sides. School has trees along the West side. Staff parking lots are on the South side and is paved with asphalt. Concrete sidewalks along the North and West sides.

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 - provide new grade around building; replace concrete sidewalk; repair asphalt paved play area..

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	1980	50	APR-08

Event: Regrade around building.

Concern:

(1980) (1982 Portables) (1984 Potables) - soil settled along the perimeter of building.

Recommendation:

Provide new grade around building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2009	\$34,320	Unassigned

Updated: MAY-08

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

School has 48th Street on the West side and 18 A Avenue on the North side. These are public roadways. School bus loading and unloading zone along 48th Street

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

Event: Replace flexible pavement roadway (Asphalt).
(approx. 1300 square metres)

Recommendation:

Replace flexible pavement roadway (Asphalt). (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>
3 - Marginal	1980	0	APR-08

Event: **Provide proper curb cut. (approx. 3 linear metres)**

Concern:

Concrete curb cut was not suitable for barrier free access.

Recommendation:

Provide proper curb cut. (approx. 3 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$3,432	Low

Updated: MAY-08



Concrete curb cut was not suitable for barrier free access.

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

South 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 Flexible Paving Parking Lots(Asphalt).**
(approx. 900 square metres)

Recommendation:

Replace Flexible Paving Parking Lots(Asphalt). (approx. 900 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$102,960	Unassigned

Updated: APR-08

G2020.05 Parking Lot Curbs and Gutters - *

South parking lot does not have curbs or gutters.

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

G2020.06.01 Traffic Barriers - *

South 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 - *

South 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 - *

South parking lot has 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 - *

South parking lot has parking lines.

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

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

School has concrete sidewalks along North and West sides.

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

Event: **Replace concrete sidewalks. (approx. 350 square metres)**

Concern:

West sidewalk is damaged.

Recommendation:

Replace concrete sidewalks. (approx. 350 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$40,040	Low

Updated: MAY-08



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G2040.02.01 Chain Link Fences and Gates*

School does not have fences and gates.

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

G2040.03 Athletic and Recreational Surfaces - **

North side of school, East side between 1982 Portables and 1984 Portables, East side of Gymnasium - outdoor basketball courts are asphalt paved.

South side of school - playground is on sand pit.

East side of school - has open field.

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

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

Concern:

North play area - has damaged asphalt pavement.

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



North play area - has damaged asphalt pavement.

Event: **Replace athletic and recreational surfaces. (approx. 1500 square metres)**

Recommendation:

Replace athletic and recreational surfaces. (approx. 1500 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$171,600	Unassigned

Updated: APR-08

G2040.05.04 Bicycle Racks

Northwest 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 two garbage containers on the South side.

<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 and North sides and grass on East side.

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

G2050.05 Trees, Plants and Ground Covers - *

School has trees and shrubs along the West side.

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

G2050.07 Planting Accessories - *

West Entrance has flower bed.

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

G3010.02 Site Domestic Water Distribution - *

Incoming water service from municipal mains in adjacent 48 Street, into water service entry point on West side of building.

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

G3020.01 Sanitary Sewage Collection - *

Outgoing sanitary sewer to municipal main in adjacent 48 Street. 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	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 storm drain exit point also on West side of the building.

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

G3060.01 Gas Distribution - *

Incoming gas service to service entry point in the southwest corner of the building. Utility mains on 48 Street.

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