

RECAPP Facility Evaluation Report

Elk Island Cath Separate Reg Div #41



Father Kenneth Kearns School

B4011A

Sherwood Park

Facility Details	
Building Name:	Father Kenneth Kearns Sch
Address:	8 Sandpiper Drive
Location:	Sherwood Park
Building Id:	B4011A
Gross Area (sq. m):	3,188.39
Replacement Cost:	\$8,549,354
Construction Year:	1967

Evaluation Details	
Evaluation Company:	MAYCON Architectural & Engineering Services
Evaluation Date:	August 14 2010
Evaluator Name:	Vic Maybroda

Total Maintenance Events Next 5 years: \$2,805,100
5 year Facility Condition Index (FCI): 32.81%

General Summary:

Father Kenneth Kearns is an one storey school originally constructed in 1967 of 2252.9 sq. M with an addition of 101.1 sq. M constructed in 1971. 4 portable interconnected classrooms of 403.5 sq. M were added in 1993 and an additional 4 interconnected classrooms of 422.0 sq. M constructed in 2004 for a total area of 3188 sq. M. The school including portables contains a kindergarten, 17 classrooms, a music room, a computer room, a library, a gymnasium with stage, administration and ancillary support spaces.

Structural Summary:

The original building and 1971 addition was constructed with wood decking and wood sheathing on wood joists and purlins over wood and metal beams. Walls consist of load bearing concrete block and cast in place concrete with concrete slab on grade and concrete grade beams supported by concrete piles. Overall structural elements appears to be in good condition.

Envelope Summary:

Envelope consists of built-up roofing in marginal condition. Walls elements consist of face brick, exposed cast in place concrete, stucco, prefinished metal roofing and siding, aluminum framed windows, painted composite window panels and wood and metal exterior doors in metal frames in acceptable condition.

Interior Summary:

Interior elements consist of painted concrete, sheet vinyl, VCT, VAT, ceramic tile and carpet flooring with painted concrete block and gypsum wallboard walls, ceramic tile wall finish, painted solid core doors in metal frames, suspended acoustical tile and painted ceilings, visual display boards and painted and stained millwork with plastic laminated counter tops. Elements appear to be in acceptable condition.

Mechanical Summary:

The school is heated by four gas fired hot water boilers complete with pumps and piping distribution to perimeter radiation, unit heaters and heating coils serving air handling units. Two indoor air handling units provide ventilation to main school and gymnasium. Both units are located in designated mechanical rooms. Each classroom have control of the temperature with individual thermostats. Portable classrooms are fed by designated packaged gas fired rooftop units with electric cooling. Conventional plumbing system with one gas fired domestic hot water heater. Fire extinguishers located throughout building. Mechanical services include County of Strathcona metered domestic water supply, sanitary and storm drainage. Metered natural gas supply from Utility. The boilers, air handling units and pneumatic controls have surpassed Theoretical Life Expectancy and is required to be replaced. The building mechanical systems meets present requirements. Overall mechanical system rating is acceptable.

Electrical Summary:

The facility was originally built in 1967 and had portables added on in 1993 and 2003. The main service is 120/208V, 3 phase, 4 wire and rated 800A; it was installed in 2003. The service is underground fed from pad mounted transformer.

All the light fixtures were originally installed. Some retrofit to T-8 lamp fluorescent has been done when the fixture ballasts failed.

All fire alarm, intrusion, Call, PA and telephone systems meet current facility requirements.

The overall rating for the facility shall be "Good"

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* - Each Section

Concrete grade beam supported by concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JAN-11

A1030 Slab on Grade* - Each Section

Cast in place concrete

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JAN-11

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

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JAN-11

B1010.05 Mezzanine Construction*

Fan Room above Gymnasium Storage consists of plywood subfloor on wood joist.
Stage consist of wood subfloor on wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

B1020.01 Roof Structural Frame* - Each Section

Wood decking on wood purlins and plywood roof sheathing on roof joists supported by glu-lam and metal beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JAN-11

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Face brick applied to wall sections between glazed openings, building elevations and below prefinished fascias.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

B2010.01.06.03 Metal Siding**

0.8M high prefinished metal fascia around perimeter of classroom sections and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-11

Event: Replace 175 sq M Metal Siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$50,750	Unassigned

Updated: JAN-11

B2010.01.08 Cement Plaster (Stucco): Ext. Wall*

Located on west walls of Gymnasium, Exterior Storage Room and east wall of Gymnasium link section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

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

Located around all exterior wall openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	JAN-11

Event: Replace 800 Lineal Metres Caulking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$11,200	Unassigned

Updated: JAN-11

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

Painted exterior doors and frames and composite wall panels located below window units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	15	JAN-11

Event: Repaint Exterior Wall Elements

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$1,250	Unassigned

Updated: JAN-11

Event: Repaint Painted Elements

Concern:

Paint deterioration to various wall panels and exterior doors.

Recommendation:

Repaint window wall panels and exterior doors and frames.

Cost - 70 Sq. M @ 18/sq M = \$1,250.00

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$1,250	Medium

Updated: JAN-11

B2010.02.01 Cast-in-place Concrete: Ext. Wall Const*

Located around gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

B2010.02.03 Masonry Units: Ext. Wall Const.*

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

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

Not viewable. No concerns reported.

Minor effervescence streaking on brick walls in various areas below fascia areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

B2020.01.01.02 Aluminum Windows (Glass & Frame)**

Sealed fixed and opening units in aluminum frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	40	JAN-11

Event: Replace 20 Window Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$24,000	Unassigned

Updated: JAN-11

Event: Replace Window Gaskets

Concern:

Gaskets are worn out and lost effectiveness.

Recommendation:

Replace with new window gaskets.

20 window units @ \$200/unit = \$4,000.00

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$4,000	Low

Updated: JAN-11

B2030.01.10 Wood Entrance Door**

Painted solid core wood doors with sealed glazed upper glazing panels in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace 4 Entrance Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$7,200	Unassigned

Updated: JAN-11

B2030.02 Exterior Utility Doors - 1967 Section**

Painted wood door in metal frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-11

Event: Replace 3 Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,300	Unassigned

Updated: JAN-11

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

Not viewable. No concerns observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-11

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1967**

BU roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	25	JAN-11

Event: Replace 2262 sq. M BUR

Concern:

Built-up roof has blisters, soft spots and serious ponding.

Recommendation:

Replace roofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$393,600	Medium

Updated: JAN-11

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1971**

Built-up roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	25	JAN-11

Event: Replace 101 sq. M BUR

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$175,500	Unassigned

Updated: JAN-11

B3010.07 Sheet Metal Roofing**

Located over Exterior Storage Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-11

Event: Replace Metal Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$17,900	Unassigned

Updated: JAN-11

B3010.08.02 Metal Gutters and Downspouts**

Gymnasium roof drains to downspouts which come through the exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	30	JAN-11

Event: Extend 2 Downspouts

Concern:

Roof drains connected to downspouts which were installed too high above the concrete splashpads and concrete trenches with metal grating.

Recommendation:

Extend downspouts and replace all concrete splashpads.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$1,000	Low

Updated: JAN-11

B3010.09 Roof Specialties and Accessories*

Metal cat ladder from lower roof to Gymnasium roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

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

Roof hatch, roof drains, plumbing, exhaust and chimney vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

S3 INTERIOR

C1010.01 Interior Fixed Partitions* - Each Section

Concrete block, wood stud and glazed partitions between corridors and Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-11

C1010.03 Interior Operable Folding Panel Partitions**

Located between library and computer room and to stage area from gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace 40 sq. M Folding Partitons

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$52,000	Unassigned

Updated: JAN-11

C1010.05 Interior Windows*

Glazed windows in metal frames located in administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

C1010.06 Interior Glazed Partitions and Storefronts*

Glazed partition in metal frames located between Library and north and south corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-11

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

Painted solid core wood doors with sealed upper glazing in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-11

C1020.03 Interior Fire Doors*

Rated doors and frames installed to Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

C1020.04 Interior Sliding and Folding Doors*

Wall mounted metal rolling fire rated shutter located between administration office and entry vestibule area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

C1030.01 Visual Display Boards - Each Section**

Teaching and administration areas have whiteboards and tackboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JAN-11

Event: Replace 38 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$24,700	Unassigned

Updated: JAN-11

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

Prefinished metal partitions located in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace 10 Toilet Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$12,000	Unassigned

Updated: JAN-11

C1030.06 Handrails*

Painted metal to stairs of stage area and mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

C1030.08 Interior Identifying Devices*

Plastic name and room number plates on doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

C1030.10 Lockers**

Mechanical Room has three single tier metal lockers.
 North Corridor has 97 single tier metal lockers.
 South Corridor has 141 single tier metal lockers.
 Corridor near Washrooms 108, 120 has 37 single tier metal lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace 278 Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$161,200	Unassigned

Updated: JAN-11

C1030.12 Storage Shelving*

Painted wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet paper and paper towel dispensers, waste container, mirrors and sop dispensers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

C1030.17 Other Fittings*

Metal boot racks located in entry areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

C2010 Stair Construction*

Wood stairs to stage area and metal stairs to Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

C3010.06 Tile Wall Finishes**

Ceramic tile located in wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-11

Event: Replace 324 sq. M Ceramic Wall Tile

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$81,000	Unassigned

Updated: JAN-11

C3010.09 Acoustical Wall Treatment**

Gymnasium has acoustical wall panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	JAN-11

Event: Replace 68 sq. M Acoustical Panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$13,600	Unassigned

Updated: JAN-11

C3010.11 Interior Wall Painting*

Painted concrete block and gypsum wallboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

C3010.12 Wall Coverings*

Stage has prefinished wall panels on East wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

C3020.02 Tile Floor Finishes**

Located in wash room areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	50	JAN-11

Event: Replace 127 sq. M Ceramic Floor Tile

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$20,300	Unassigned

Updated: JAN-11

C3020.04 Wood Flooring**

Wood strip flooring located in gymnasium and stage areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace 274 sq. M Wood Strip Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$65,750	Unassigned

Updated: JAN-11

C3020.07 Resilient Flooring**

Sheet vinyl flooring located in corridors, entries and administration areas
 Replacement cost @ \$85/sq. M = \$55,000.00
 VAT located in teaching and storage areas. Refer to K4030.01 for Replacement Costs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-11

Event: Remove VAT Flooring

Concern:

Original vinyl asbestos tiles (VAT) deteriorated and may become a health issue.

Recommendation:

Remove VAT in accordance with Asbestos Abatement Removal procedure. Provide new VCT flooring.
 Cost @ \$50/sq. M = \$39,000.00

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2011	\$39,000	Low

Updated: JAN-11

Event: Replace Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$55,000	Unassigned

Updated: JAN-11

C3020.08 Carpet Flooring - 1967 Section**

Located in Library and administration areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	JAN-11

Event: Replace 78 sq. M Carpet Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,000	Unassigned

Updated: JAN-11

C3020.08 Carpet Flooring - 1971 Section**

Located in Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	JAN-11

Event: Replace 101 sq. M Carpeting

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,550	Unassigned

Updated: JAN-11

C3020.11 Floor Painting*

Located in Mechanical and Outdoor Storage Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

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

610 x 1220 mm acoustic ceiling tiles and T-bar suspended system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	JAN-11

Event: Replace 1740 sq. M Acoustical Ceilings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$78,300	Unassigned

Updated: JAN-11

C3030.07 Interior Ceiling Painting*

Located in wash and service rooms and to gymnasium and stage area structural roof elements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	JAN-11

C3030.09 Other Ceiling Finishes* - Acoustical Ceiling Panels

Gymnasium has suspended acoustical ceiling panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

S4 MECHANICAL

D2010.04 Sinks**

Single and double compartment stainless steel sinks located throughout the facility.
Mop sinks, molded stone, floor mounted , SS strainer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace Approx. 12 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$18,000	Unassigned

Updated: JAN-11

D2010.08 Drinking Fountains/Coolers**

Wall hung non-refrigerated drinking fountains located in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	JAN-11

Event: Replace 6 Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$18,000	Unassigned

Updated: JAN-11

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

WC - Floor mounted fixtures complete with manual flush valves.
UR - Floor mounted, with manual flush valves.
LV - Wall hung lavatories.
Some fixtures and trims replaced over the years - replacement dates not available.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	JAN-11

Event: Replace Approx. 34 Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$51,000	Unassigned

Updated: JAN-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping for distribution of domestic water to plumbing fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D2020.01.02 Valves: Domestic Water**

Valves for isolation of domestic water to plumbing fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-11

Event: Replace Approx. Over 100 Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$40,000	Unassigned

Updated: JAN-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow prevention provided for boiler water make-up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	20	JAN-11

Event: Install Backflow Preventor Serving Water Main.

Concern:

No backflow prevention provided for building main domestic water supply.

Recommendation:

Install backflow prevention device.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2014	\$8,000	Medium

Updated: JAN-11

Event: Replace boiler water make-up backflow preventor.

Concern:

Boiler water make-up backflow preventor is leaking.

Recommendation:

Replace boiler water make-up backflow preventor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$3,000	Low

Updated: JAN-11

D2020.02.02 Plumbing Pumps: Domestic Water**

One in-line Bell and Gossett domestic hot water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	JAN-11

Event: Replace Plumbing Pump: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$3,000	Unassigned

Updated: JAN-11

D2020.02.06 Domestic Water Heaters**

Bradford White natural gas fired domestic hot water heater, 20 kW input with capacity of 284 litres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	JAN-11

Event: Replace Domestic Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$6,000	Unassigned

Updated: JAN-11

D2020.03 Water Supply Insulation: Domestic*

All domestic cold and hot water lines are insulated with 25mm fiberglass thermal insulation inside a general insulation jacket.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D2030.01 Waste and Vent Piping*

Cast iron and copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D2030.02.04 Floor Drains*

Cast iron 100mm diameter floor drains located as per code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D2030.03 Waste Piping Equipment*

Sump pump servicing sump located under Stage Area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D2040.01 Rain Water Drainage Piping Systems*

Rain water collection via roof drains to storm water piping located inside building and eavestroughs to County of Strathcona underground storm system and to surface run-off.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D2040.02.04 Roof Drains*

Open flow cast iron roof drains throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D3010.02 Gas Supply Systems*

Gas service from indoor meter located in mechanical room. Black steel schedule 40 gas distribution to gas fired appliances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

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

Hydrotherm MR-200 modular boilers, 264kW heating input, 212 kW heating output. Boilers are complete with low water cut off, flow switch, hot water expansion tank and chemical feeder. Two base mounted Bell and Gosset pumps circulate hot water to mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	JAN-11

Event: Replace 4 Boilers and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$285,000	Unassigned

Updated: JAN-11

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

Boiler breeching and chimneys. Combustion air provided into Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	JAN-11

Event: Replace boilers chimney and combustion air.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: JAN-11

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

Heating system chemical pot feeder. Schedule chemical treatment program in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D3040.01.01 Air Handling Units: Air Distribution**

Two constant volume air handling units servicing Main Building and Gymnasium manufactured by Chrysler HH series. Units consist of supply air fan, hot water heating coil, filter section and mixing section. Units capacity - unknown, no data on site. Each unit is complete with designated Bell and Gossett circulation pump serving heating coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace 2 air handling units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$300,000	Unassigned

Updated: JAN-11

D3040.01.03 Air Cleaning Devices: Air Distribution*

Filters located in air handling units and roof mounted packaged units. Filters replaced as per maintenance schedule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D3040.01.04 Ducts: Air Distribution*

Ventilation air is distributed through a low pressure ductwork to all areas. Ductwork is generally concealed in ceiling spaces and distributed into the rooms through grilles or diffusers. Exposed ductwork in such areas like Gymnasium. Return air is ducted in ceiling space to air handling units. All ducts are galvanized steel up to SMACNA standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Ceiling and wall mounted supply air outlets and return/exhaust air inlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D3040.03.01 Hot Water Distribution Systems**

3-Main recirculation pumps, 2-coil recirculation pumps and 1-expansion tank. Insulated black iron piping distribution to perimeter radiant panels, force flow heaters, air handling units and combustion air unit heaters. All heating elements complete with shut-off valves on the supply lines and two way control valves. Return line complete with circuit balancing valves. Fan coils are modulated with 3-way mixing valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-11

Event: Replace Hot Water Distribution System. BOE = GFA

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$287,000	Unassigned

Updated: JAN-11

D3040.04.01 Fans: Exhaust**

A variety of fans provided throughout the building to exhaust air washrooms and service rooms. Exhaust fans are located in mechanical rooms, ceiling space or exposed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace Approx. 14 Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$28,000	Unassigned

Updated: JAN-11

D3040.04.03 Ducts: Exhaust*

Galvanized steel exhaust air ducts. All ducts insulated as per code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D3050.05.02 Fan Coil Units**

Force flow heaters servicing Vestibules and Entrances complete with hot water heating coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace 5 FF Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$20,000	Unassigned

Updated: JAN-11

D3050.05.03 Finned Tube Radiation**

Perimeter wall fin radiation complete with various type enclosure cabinets serving entire school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-11

Event: Replace Finned Tube Radiation. BOE = GFA

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$141,000	Unassigned

Updated: JAN-11

D3050.05.06 Unit Heaters**

Unit heaters servicing Mechanical Room and Laminating Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace 2 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$8,000	Unassigned

Updated: JAN-11

D3060.02.02 Pneumatic Controls**

Pneumatic control system integrated with electric controls servicing primary and zone equipment. Electric control servicing primary equipment control with pneumatic zone control. 1-Pneumatic controls air compressor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	JAN-11

Event: Replace Pneumatic Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$45,000	Unassigned

Updated: JAN-11

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

Barber Coleman Network 8000 BMCS System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	JAN-11

Event: Replace Building Systems Controls (BMCS, EMCS)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$85,000	Unassigned

Updated: JAN-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Dry chemical fire extinguishers located throughout building. Fire extinguishers annually inspected.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

S5 ELECTRICAL

D5010.03 Main Electrical Switchboards (Main Distribution)**

Square "D" main distribution centre located in one of the storage rooms and fed from an on site pad mounted transformer located outside the new portable classrooms. The main distribution is rated at 800A, 120/208 Volts, 3 phase, 4 wire, and is complete with an 800A main breaker. The distribution section is complete with feeder breakers that are adequately identified and there is ample spare space for the addition of future breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2003	40	JAN-11

Event: Replace Main Electrical Switchboards (Main Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$55,000	Unassigned

Updated: JAN-11

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

Panel boards have been provided throughout the school. Panels are generally full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace 9 Electrical Branch Circuit Panelboards (Secondary Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$45,000	Unassigned

Updated: JAN-11

D5010.07.02 Motor Starters and Accessories**

The magnetic starters and load switches are used for majority mechanical loads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace 10 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,000	Unassigned

Updated: JAN-11

D5020.01 Electrical Branch Wiring*

All branch wirings are originally installed; the wires are either installed in conduits or the Bix wires are used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D5020.02.01 Lighting Accessories: Interior (Lighting Controls)*

Lighting control is provided by line voltage switches; the lighting in classrooms and offices are controlled locally and the hallway lights are centrally controlled in the electrical room..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D5020.02.02.02 Interior Fluorescent Fixtures**

Most of the fixtures are with T12 lamps and magnetic ballasts, some fixtures have been retrofit with T8 lamps and electronic ballasts as the old ballasts failed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace 640 Interior Fluorescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$128,000	Unassigned

Updated: JAN-11

D5020.02.03.02 Emergency Lighting Battery Packs**

The battery packs and remote heads are installed through all paths of egress and provide adequate illumination.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	JAN-11

Event: Replacement 25 Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: JAN-11

D5020.02.03.03 Exit Signs*

Exit signs located at required exits. Lamps are incandescent.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall packs have been provided around the perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

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

Exterior lighting is controlled by photo cell with manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	FEB-06

D5030.01 Detection and Fire Alarm**

The Mircom FA-1000 hard wired fire alarm panel is installed for fire alarm system The system is tested annually and externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	JAN-11

Event: Replace fire alarm system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$64,000	Unassigned

Updated: JAN-11

D5030.02.02 Intrusion Detection**

A Telsco Paradox intrusion alarm system has been provided. It is complete with motion sensors, door contacts, and keypads. System is monitored externally.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	JAN-11

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$32,000	Unassigned

Updated: JAN-11

D5030.03 Clock and Program Systems*

Computer controlled master clock system has been provided. System is controlled from the central office via the main computer. Edwards digital clocks have been provided in the classrooms and the corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	JAN-11

D5030.04.01 Telephone Systems*

Northern telecom Meridian telephone system is used for telephone system and connected with Bogen system for school paging system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	JAN-11

D5030.04.03 Call Systems**

The Bogen, Model Multicom 2000 is used for call system. The head end equipment is located in the administration area with telephone sets in each classroom. Speakers have been provided in each classroom. The call system is interfaced with the telephone system. A JVC music centre comprising of a CD player, a tape player and a tuner are interfaced with the call system to provide music capabilities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	JAN-11

Event: Replace Call Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$48,000	Unassigned

Updated: JAN-11

D5030.04.04 Data Systems*

Dell servers and Cisco / D-Link hubs is installed for data system and through Supernet connected to regional school board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	JAN-11

D5030.04.05 Local Area Network Systems*

Data outlets are installed through school classrooms and office; and Cat 5 cables are installed in conduit or free air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	JAN-11

D5030.05 Public Address and Music Systems**

Genesis public address system. Handsets are located in classrooms. Indoor bells are connected to the public address system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	JAN-11

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$16,000	Unassigned

Updated: JAN-11

D5030.06 Television Systems*

Cable TV is available in some classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

D5090.01 Uninterruptible Power Supply Systems**

APC 1400 UPS is used for data server system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	JAN-11

Event: Replace Uninterruptible Power Supply System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$4,000	Unassigned

Updated: JAN-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.05.03 Display Cases*

Display case located in corridor opposite administration office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

E1020.05 Audiovisual Equipment*

Teaching areas have ceiling mounted projectors/smart boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	JAN-11

E1090.04 Residential Equipment*

Storage 129 has fridge, freezer, microwave.
 Saff Room 113 has fridge, microwave, dishwasher, range.
 Classroom 105 has fridge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Gymnasium has suspended and wall mounted basketball backstops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

E2010.02 Fixed Casework**

Entry corridor contains stain finished wood student storage cubicles with coat hooks.
 Teaching areas contain painted wood shelving units with plastic laminated counter tops.
 Staff Lounge contains painted cabinetry and plastic laminated counter tops.
 Wash rooms contain plastic laminated lavatory counters.
 Library contains plastic laminated reception counter and stained wood shelving units.
 Administration area contains plastic laminated reception and work counters
 Replacement cost @ \$50sq M = \$.118,000.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	35	JAN-11

Event: Replace Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$118,000	Unassigned

Updated: JAN-11

E2010.03.01 Blinds**

Vertical louvred blinds are located in classrooms and administration areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	JAN-11

Event: Replace 18 sq. M Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,800	Unassigned

Updated: JAN-11

F1010.02.04 Portable and Mobile Buildings - 1993 Portables**

4 classrooms interconnected units connected to northwest corridor of the school by means of a wood constructed ramp. Structural elements consist of wood framed roof, walls and floor supported by concrete piles with a vented crawl space. Envelope consists of SBS membrane roofing with roof drains and supporting air handling units in good condition, stucco cladding houses sealed fixed and opening units in aluminum frames with integral blinds in marginal condition, painted metal clad insulated doors with sealed upper glazing units with pressure treated wood platform, stairs, painted metal handrails and prefinished metal canopy on the west side in good condition and pressure treated vented skirting in acceptable condition. North side painted metal clad insulated entry doors with sealed fixed upper glazing units are in marginal condition with prefinished metal canopy over in acceptable condition. Interior consists of sheet vinyl ramp and corridor finish, VCT in classrooms, vinyl clad gypsum wallboard walls, solid core wood doors with glazing panels in metal frames, acoustical tile ceilings, stained wood millwork, and visual display boards in acceptable condition.

Mechanical

4 gas fired roof top units complete with electronic cooling installed in 1993. All units are York Model D4CG036, 30W heating capacity, 3 tons cooling, 586 l/s airflow, downflow air distribution to galvanized steel ductwork in good condition.

Electrical

Branch Circuit Panels: one 3 phase 4 wire 120/208V and rated 125A panel is installed in each portable.

Lifecycle Replacement - \$12,000.00 in 2023

Motor Starters and Accessories: load switches for all roof top units.

Lifecycle Replacement - \$ 2,000.00 in 2023

Interior Fluorescent lights: fixtures are original installed with the building with T-8 lamps.

Lifecycle Replacement - \$12,800.00 in 2023

Fire Alarm system devices are connected to Tesco Alarm P832 security panel.

Lifecycle Replacement - \$2,000.00 in 2023

Intrusion system devices are connected to Tesco Alarm P832 security panel.

Lifecycle Replacement - \$400.00 in 2023

Call system devices are wired to Bogen panel.

Lifecycle Replacement - \$800.00 in 2023

Marginal Replacement Cost Items (2011)

Stucco cladding - 160sq. M @ \$65/sq. M = \$10,400.00

12 Windows @ \$1,000/unit = \$12,000.00

2 Entry Doors @ \$1,800/unit = \$3,600.00

Total Cost = \$26,000.00

Lifecycle Replacement Costs

403 sq. M SBS Roofing @ \$174/sq. M = \$70,100.00

20 sq. M Prefinished Metal Roofing @ \$218/sq. M = \$4,350.00

2 Entry Doors @ \$1,800/unit = \$3,600.00

400 sq. M Resilient Flooring @ \$50/sq. M = \$20,000.00

400 sq. M Acoustic Tile Ceiling @\$45/sq. M = \$18,000.00

12 Visual Display Boards @ \$650/unit = \$ 7,800.00

Millwork @ \$50/sq. M = \$20,000.00

20 sq. M Wood Platform/Steps/Handrails @ \$100/sq. M = \$2,000.00 (2018)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	30	JAN-11



North Elevation of Portable Units

Event: Replace Mechanical Items

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$80,000	Unassigned

Updated: JAN-11

Event: Replace Building Envelope Elements

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$79,950	Unassigned

Updated: JAN-11

Event: Replace Doors, Windows and Cladding

Concern:

Stucco cladding, 12 Windows, & 2 Entry Doors.

Recommendation:

Replace Identified Items

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$26,000	Low

Updated: JAN-11

Event: Replace Electrical Elements

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$30,000	Unassigned

Updated: JAN-11

Event: Replace Interior Elements

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$65,800	Unassigned

Updated: JAN-11

F1010.02.04 Portable and Mobile Buildings - 2004 Portables**

4 portables consisting of 3 classrooms and a music room interconnected and connected to the southeast section of the school by means of a wood constructed ramped corridor.

The structure consist of wood framed roof supporting air handling units, walls and floor on screw piles in acceptable condition.

Envelope consists of SBS membrane roofing with roof drains, stucco wall cladding housing sealed fixed and opening window unit in aluminum frames with integral blinds, painted metal clad insulated exterior doors and metal frames with pressure treated skirting and pressure treated exterior exit platform, stairs and painted metal railing with prefinished metal canopy over in acceptable condition.

Interior elements consist of sheet vinyl flooring and ramp with painted metal handrails, painted gypsum board walls, suspended acoustical tile ceilings, solid core doors in metal frames, visual display boards with ceiling mounted projectors and stained millwork all in acceptable condition.

Mechanical

4 packaged gas fired rooftop units with electronic cooling installed in 2004. All are York Model D7CG036, 30W heating capacity, 3 tons of cooling, 586 l/s air flow downflow air distribution to galvanized ductwork in good condition.

Electrical

Branch Circuit Panels: one 3 phase 4 wire 120/208V and rated 125A panel installed in each portable.

Lifecycle Replacement - \$12,000.00

Motor Starter and Accessories: load switches for all roof top units.

Lifecycle Replacement - \$2,000.00

Fluorescent lights are were original installed with the building with T-8 lamps.

Lifecycle Replacement - \$12,800.00

HPS wall packs installed around building perimeter.

Fire Alarm system devices are connected to main building Mircom FA-1000 hardwired fire alarm panel.

Lifecycle Replacement - \$2,000.00

Intrusion system devices are connected to Tesco Alarm P832 security panel.

Lifecycle Replacement - \$400.00 i

Call system devices are wired to Bogen panel.

Lifecycle Replacement - \$800.00

- 404 Sq. M Sheet Vinyl @ \$85/sq. M = \$34,350.00
- 12 Visual Display Boards @ \$650/unit = \$7,800.00
- 404 sq. M SBS @ \$174/sq. M = \$70,300.00
- 404 sq. M Acoustical Tile @ \$45/sq. M = \$18,200.00
- 20 sq. Prefinished Roofing @ \$ 218/sq. M = \$4,350.00
- 12 Windows @ \$1,000/unit = \$12,000.00
- 4 Exterior Doors @ \$1,800/unit = \$7,200.00
- 20 sq. M Platform/Stairs @ \$100/sq. M = \$2,000.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	30	JAN-11



View of 2003 Portables

Event: Replace - Electrical Elements

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$29,400	Unassigned

Updated: JAN-11

Event: Replace Envelope Elements

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$95,850	Unassigned

Updated: JAN-11

Event: Replace Interior Elements

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$60,350	Unassigned

Updated: JAN-11

Event: Replace Mechanical Items

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$80,000	Unassigned

Updated: JAN-11

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Hard level surface and curb cut on Sandpiper Drive bus drop off area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

K4010.02 Barrier Free Entrances*

Power actuated door hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	JAN-11

Event: Install Power Actuated Door Hardware

Concern:

Lack of power actuated door hardware limits handicapped access.

Recommendation:

Provide power actuated doors to BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$7,500	Low

Updated: JAN-11

K4010.03 Barrier Free Interior Circulation* - Each Section

Wide corridors.

Doors equipped with round knob hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JAN-11

Event: Install Lever Handled Hardware

Concern:

Round knob door hardware limits handicapped access.

Recommendation:

Provide lever handled hardware to 22 doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$3,300	Low

Updated: JAN-11

K4010.04 Barrier Free Washrooms*

BFA equipped student and staff wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11

K4030.01 Asbestos*

Classrooms, kindergarten and computer room finished with Vinyl Asbestos Tile.
See Hazardous Materials Abatement in C3020.07 Resilient Flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	0	JAN-11

K4030.04 Mould* - Each Section

No mould conditions observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JAN-11

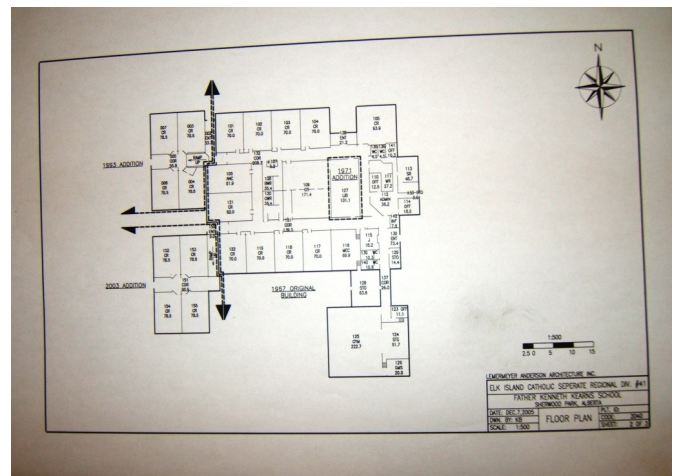
K5010 Reports and Studies*

On 14 August 2010, Vic Maybroda of Maycon Architectural & Engineering Services with support of Slavek Strzelczyk of Bacz Engineering Ltd. and Yi Yang of Acuity Engineering Consulting Services was accompanied by Judith Harrison, Supervisor of Facilities Caretakers, Elk Island Catholic Separate Regional Division No. 41 in their on site inspection and review of existing conditions (structural, Architectural, Mechanical, Electrical and site elements) of the Father Kenneth Kearns School located on the west side of Sandpiper Drive in Sherwood Park, AB.

The original one story facility was constructed in 1967 of 2252.9 sq. M with an addition of 101.1 sq. M constructed in 1971. In 1993, 4 portable classrooms of 403.5 sq. M was add and an additional 4 portable classrooms of 422.0 sq. M was added in 2004.

The school including portables consists of a kindergarten room, 17 classrooms, a music room, a computer room, a library, gymnasium with stage, administration and ancillary support spaces. All including the site are in acceptable condition with no major upgrades/renovations undertaken since the last Facility Evaluation Report run on 10 May 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	0	JAN-11



Floor Plan