

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Braemar School

B5467A
Edmonton

Facility Details

Building Name: Braemar School
Address: 9359 - 67A Street
Location: Edmonton

Building Id: B5467A
Gross Area (sq. m): 4,867.70
Replacement Cost: \$9,160,910
Construction Year: 0

Evaluation Details

Evaluation Company: Jacques Whitford Limited
Evaluation Date: June 7 2006
Evaluator Name: Carina Wong

Total Maintenance Events Next 5 years: **\$1,758,000**
5 year Facility Condition Index (FCI): **19.19%**

General Summary:

The Braemar Elementary School is a single storey building with a service crawl space. It is located at 9358 - 67Ath Street in Edmonton, Alberta. The original building was built in 1959 (2,766.7 square metres), an addition was constructed at the northeast corner of the original building in 1965 (1,048.4 square metres) and another addition was added to the east elevation of the original building in 1972 (1,052.6 square metres).

The building is a single storey concrete masonry structure on concrete foundation with open web steel joists (OWSJ) and metal roof decking in the 1972 section, wood beam and deck roof construction in the 1965 section, and pre-cast concrete and open web steel joists (OWSJ) in the original 1959 section.

The current student population is 125.

Structural Summary:

The building is a single-storey, concrete masonry framed structure on a concrete foundation. The building consists of a service crawl space underneath the original building. The original 1959 building consists of a pre-cast concrete roof deck on open web steel joists supported by concrete masonry walls and pilasters. The 1965 addition consists of wood roof deck construction on open web steel joists supported by concrete masonry walls. The 1972 addition consists of metal roof deck construction on open web steel joists supported by perimeter concrete masonry walls and interior steel columns.

There are some cracks on the foundation walls at the north and west elevations of the original building. Some of the cracks observed on the exterior foundation walls have progressed and caused some distress to the interior finishes. It appears the slab in the General Office on the ground floor has settled towards the east direction. Repair and regular monitoring of the cracks is recommended for the concrete slab and the foundation walls.

The structure of the school is in acceptable condition.

Envelope Summary:

The exterior walls of the original section of the building have painted concrete masonry. The 1965 and 1972 sections of the building are primarily clad with a face-sealed brick system. Metal siding was present on the upper portion of the exterior walls.

The majority of the windows have been upgraded from aluminum framed to vinyl framed windows in 2001 and 2002, beside the south end of the original section of the building.

The roof was replaced in 2003 except for the roof area over the 1972 section. The roof assembly systems replaced in the 1990s consist of modified bitumen membrane. The roof over the centre wing is a conventional built-up roof membrane with pea gravel cover. Stains on the ceiling finishes of the Auditorium Gymnasium were observed. Roof replacement over the 1972 section of the building is anticipated. The original aluminum framed windows require replacement.

The building envelope is in acceptable condition.

Interior Summary:

Interior walls are generally painted concrete masonry walls, with some wood framed with painted plaster finish. Interior doors are mostly solid core wood units in metal frames.

Typical classroom finishes include exposed roof deck construction with vinyl flooring. Terrazzo flooring is present in the

corridors, entrance areas and washrooms.

Damaged interior finishes were observed in the administrative area. Refinish the damaged area after structural repair is recommended. Replace all aged vinyl tiles containing asbestos in the building with either sheet vinyl flooring or vinyl composite tiles.

The school interiors are in acceptable condition.

Mechanical Summary:

The boiler plant consists of three natural gas-fired firetube boilers. The boilers are manufactured by Reliance Welding Works and are original to the building. The boilers have a heating surface of approximately 50 sq.m. each and supply steam to unit ventilators and the gymnasium air handling unit.

The 1972 section of the building is served by an Engineered Air model SD-EC-540 natural gas-fired forced air furnace located in the mechanical room adjacent to the cafeteria. The west gymnasium (1959) is served by a Trane air handling unit located in the gymnasium area. The unit is equipped with steam coils.

Heating and ventilation for the original building and the 1965 addition is provided by unit ventilators equipped with steam heating coils. All unit ventilators are original.

Domestic hot water is provided by one natural gas-fired domestic hot water heaters manufactured by A.O. Smith and located in the boiler room. The heater has a 94 USG capacity and are rated at 179 MBh (input).

Pneumatic controls are used throughout the building. The control air is provided by a Brunner reciprocating air compressor. No air dryer was observed.

Overall, the mechanical systems are in marginal condition.

Electrical Summary:

The main electrical service enters the building underground and terminates at the main switchboard located in the boiler room. The service terminates in an electrical switchboard manufactured by Square D and rated at 400A, 120/208 V, 3 phase, 4 wires. The switchboard is located in the boiler room and is original.

Fluorescent fixtures are used throughout the school and consist of recessed and surface mounted T12 fixtures with magnetic ballasts. Lens types include wrap around acrylic lenses, flat acrylic lenses, and wire guard lenses.

Exterior lighting is provided by incandescent fixtures with acrylic lenses. The fixtures are generally mounted under the entrance canopies. Two high intensity discharge (HID), high-pressure sodium (HPS) fixtures provide illumination at the main entrance to the building. The fixtures are rooftop mounted.

The building is protected by an Edwards EST fire alarm system. The main panel is located at the northwest entrance. There is an annunciator panel located in the office area. The system is complete with pull-stations, heat and smoke detectors, alarm bells, and strobes. The system was installed in approximately 1997. Emergency lighting is provided by battery packs located throughout the school.

Overall, the electrical systems are in marginal 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*

Where observed in the building, cast-in-place concrete footings are used. The foundation appears to consist of concrete strip footings beneath the foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	OCT-06

Event: Repair Cracks On Foundation Walls

Concern:

Multiple hairline cracks were observed along the north and east foundation walls of the original building. The cracking on the foundation walls have progressed, causing some interior finishes to be disturbed. The interior drywall finishes are damaged with cracking which extends from the window sill to the floor level at the west elevation of the original 1959 building. See also B1010.01.

Recommendation:

It appears that the original building is showing some early signs of differential settlement. Repairing cracks and regular monitoring of the progression of the cracks is recommended for the foundation walls of the original building.

Consequences of Deferral:

Further damage to the building structure.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$4,000	High

Updated: OCT-06

A1030 Slab on Grade*

The majority of the building has slab on grade construction besides the area above the service crawl space in the 1959 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	OCT-06

A2020 Basement Walls (& Crawl Space)*

Concrete foundation walls in the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	OCT-06

B1010.01 Floor Structural Frame*(Building Frame)

(1959)The floor structural frame of original section consists of concrete masonry pilasters and concrete masonry walls supporting open web steel joists.

(1965)The floor structural frame of 1965 section consists of load bearing perimeter concrete masonry walls supporting wood joists.

(1972)The floor structural frame of 1972 section consists of load bearing perimeter concrete masonry walls and interior steel columns supporting open web steel joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	OCT-06

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

Painted concrete masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	OCT-06

B1010.03 Floor Decks, Slabs, and Toppings*

The suspended structural concrete slab over the crawl space is supported by concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	100	OCT-06

Event: Repair Suspended Floor Slab**Concern:**

The suspended structural concrete slab on the first floor in the General Office is settling down towards the east direction. Cracks above the door opening were noted on the finished drywall and a bump on the carpeted floor in the General Office was observed. Also see A1010.

Recommendation:

The suspended concrete slab floor requires adjustment and re-leveling. Complete associated repairs to finishes after commencing the structural investigation. Costs provided are for allowance purposes.

Consequences of Deferral:

Ongoing settlement of suspended slab resulting in ongoing deterioration or potential damage to the school structure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$35,000	High

Updated: OCT-06

Event: Study Suspended Floor Slab**Concern:**

The suspended structural concrete slab on the first floor in the General Office is deflecting down towards the east direction. Cracks above the door opening were noted on the finished drywall. A bump on the carpeted floor in the General Office was observed. Also see A1010.

Recommendation:

A structural investigation is recommended to determine the cause for deflection of the suspended floor slab.

Consequences of Deferral:

Deterioration of the school structure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$3,500	High

Updated: OCT-06

B1010.06 Ramps: Exterior**

A cast-in-place concrete ramp is located at the entrance to the Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	OCT-06

B1010.09 Floor Construction Fireproofing*

Floors above the crawl space are suspended structural concrete slabs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	OCT-06

B1010.10 Floor Construction Firestopping*

No apparent penetrations in floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	OCT-06

B1020.01 Roof Structural Frame*

(1959) Pre-cast concrete roof deck construction bearing on open web steel joists supported by perimeter concrete masonry walls and pilasters.

(1965) Wood roof deck construction bearing on open web steel joists supported by perimeter concrete masonry walls.

(1959) Metal roof deck construction bearing on open web steel joists supported by perimeter concrete masonry walls and interior steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	OCT-06

B1020.04.02 Precast Concrete: Canopies

Recessed canopies at the entrances at the roof level.

(1953) Canopy at the west elevation is framed with pre-cast concrete roof structure framing with stucco finishes and supported by concrete masonry wall.

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

B1020.04.03 Structural Metal Framing: Canopies

Recessed canopies at the entrances at the roof level.

(1972) There are two canopies, one located at the southwest corner and the other located between the original building and the 1972 addition. The canopy is framed with metal deck roof structure supported by OWSJ and clad with metal sidings.

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

B1020.04.07 Glued-Laminated Construction: Canopies

Recessed canopies at the entrances at the roof level.

(1965) Canopy at the east elevation is framed with wood deck structure supported by OWSJ and clad with pre-cast concrete panels.

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

B1020.06 Roof Construction Fireproofing*

Concrete masonry walls extend to the underside of the roof deck construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	OCT-06

S2 ENVELOPE**B2010.01.01 Precast Concrete: Exterior Wall Skin***

(1965) Pre-cast concrete panels are present on the north elevation, between the original 1959 building and the addition 1965 and on the fascia of the entrance canopy on the east elevation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	OCT-06

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

(1965)(1972) The exterior cladding of the building primarily consists of face-sealed brick veneer. Face-sealed brick veneer cladding extends from the bottom to the mid-section of the walls of the Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	OCT-06

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

(1959) The east elevation of the original building consists of painted concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	OCT-06

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)*

A strip of exterior insulation and finish system is provided on the upper portion of the north elevation of the original (1959) building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	OCT-06

B2010.01.06.03 Metal Siding**

(1972) Metal siding is provided on the upper portion of the exterior walls of the Gymnasium and above the windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	OCT-06

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

(1959) Stucco finished exterior walls are present along the north and west elevations of the original building. Some cracks was observed on the exterior walls, see A1010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	OCT-06

B2010.01.09 Expansion Control: Exterior Wall Skin*

Expansion joints in the brick veneer walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	OCT-06

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

Window sealants along window perimeters. See B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1953 for failure replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	20	OCT-06

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 2001**

Joint sealants along window perimeters. Window replacement on the west side at the north end and on the 1965 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	20	OCT-06

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 2002**

Joint sealants along window perimeters. Window replacement on the north side at the west end.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	OCT-06

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

Painted concrete masonry walls on the original building. The paint finishes appear to be less than 5 year old.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	15	OCT-06

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

(1959) Concrete masonry (single wythe) load bearing walls finished with stucco or paint.

(1965)(1972) Load bearing standard concrete block back up walls, as part of the cavity wall system with exterior brick veneer cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	OCT-06

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

It was not possible to determine the make-up of all the components of the exterior wall due to concealment. Assumed loose fill insulation on the original 1959 building, and 25mm / 38mm fibre board insulation on masonry wall. The insulation value is expected to be below the current standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	OCT-06

B2010.04 Exterior Wall Interior Skin

Painted concrete masonry walls on the perimeter interior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	OCT-06

B2010.05 Parapets*

Metal capped roof perimeter curb.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	OCT-06

B2010.06 Exterior Louvers, Grilles, and Screens*

A strip of painted metal mesh is installed over windows on the east elevation of the original building and some unit metal meshes are installed on the south elevation of the 1965 addition for deterring vandals.

Various aluminum grilles on exterior walls are related to crawl space ventilation in the original building and the 1965 addition. Pre-finished metal grills on the south wall of the 1972 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	OCT-06

B2010.09 Exterior Soffits*

Soffits with metal cladding or stucco finishes are present at the entrance canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	OCT-06

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1953**

Original windows at the southwest corner of the original building are narrow frame anodized aluminum windows on wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	40	OCT-06

Event: Replace Original Windows**Concern:**

Existing original aluminum windows are of old design and not energy efficient. Wood sections between aluminum frames are deteriorating due to condensation. The windows have surpassed their theoretical life. Windows are old and dated. Some are difficult to open.

Recommendation:

Replace all original windows with new vinyl window sections of an approximate area of 150 square metres to match, complete with hermetically sealed double glazing and awning sections.

Consequences of Deferral:

Potential loss of energy due to inefficient design of current windows.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$50,000	High

Updated: OCT-06

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 2001**

(1965) The aluminum framed windows with single glaze pane are used throughout the 1965 addition. The windows were replaced in 2001 in an exterior window upgrade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	40	OCT-06

B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows - 2001**

The original exterior windows on the north end of the west elevation have been replaced with vinyl framed windows in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	40	OCT-06

B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows - 2002**

The original exterior windows on the west end of the north elevation have been replaced with vinyl framed windows in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	OCT-06

B2030.01.02 Steel-Framed Storefronts**

(1959)(1965)(1972) At the entrances, hollow metal double doors on steel frames are complete with upper half glazed, transome and sidelites (Georgian wired glass) and weather stripping. Other hardware includes closers, lock sets, pull bars, push plates and panic sets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	OCT-06

Event: Replace Original Entrance Doors

Concern:

Ten entrance doors have exceeded their theoretical life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$18,000	Low

Updated: OCT-06

B2030.02 Exterior Utility Doors**

The utility doors providing access to the storage room located adjacent to the main entrance is single leaf metal unit in metal frame with knob type hardware and to the Gymnasium is double leaf, metal units in metal frames with weather strips.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	OCT-06

B3010.01 Deck Vapor Retarder and Insulation*

New deck vapor retarder and rigid insulation, tapered to internal roof drains were presumably installed during the re-roofing of the roof area. Replace deck vapor retarder and rigid insulation when re-roofing. See B3010.04.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	OCT-06

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

The 1972 section of the building has the original built-up roof assembly system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1972	25	OCT-06

Event: Replace Roofing Assembly**Concern:**

The stained acoustic ceiling panels indicate possible roof leaks in the gymnasium. The roof of the 1972 addition has ridges and asphalt flood coat deterioration. The roof has surpassed its theoretical life.

Recommendation:

Replace roofing of an approximate area of 1,050 square metres over the 1972 addition with two-ply SBS roofing, complete with new sloped insulation, perimeter metal cap flashing and drains.

Consequences of Deferral:

Roof leaks lead to partial shut down of the school.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$77,000	High

Updated: OCT-06

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

The original section and the 1965 section of the building was re-roofed in 2003 with perimeter metal cap flashing. The roof area over this portion is approximately 3,815 square metres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	OCT-06

B3010.08.02 Metal Gutters and Downspouts**

There are two overflow scuppers at the north elevation of the 1965 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	OCT-06

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

Roof access and ladder provided in the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	OCT-06

S3 INTERIOR**C1010.01.03 Unit Masonry Assemblies**

The majority (approximately 80%) of the interior partitions consist of load bearing and non-load bearing painted concrete masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	OCT-06

C1010.01.03 Unit Masonry Assemblies - Brick

An interior partition consist of wythe brick covered with paint in the Fitness Centre.

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

C1010.01.07 Framed Partitions (Wood Stud)

Wood stud walls with painted gypsum board was observed in the administrative area and counseling room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	OCT-06

C1010.03 Interior Operable Folding Panel Partitions**

Manually operated, wood framed fabric accordion folding panel partitions in daycare centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	OCT-06

C1010.04 Interior Balustrades and Screens, Interior Railings*

Metal pipe railings along the interior steel framed stairs. Interior screens of metal fabrication are protecting the equipment in the Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	OCT-06

C1010.05 Interior Windows*

Metal framed windows with single pane glazing between the library and cafeteria area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	OCT-06

C1010.06 Interior Glazed Partitions and Storefronts*

Metal framed with glazed pane partitions are located between the administrative area and the west entrance foyer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	OCT-06

C1010.07 Interior Partition Firestopping*

Masonry walls in fire separations observed in the boiler room extend to underside of deck. All other partitions extend to ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	OCT-06

C1020.01 Interior Swinging Doors - 1959**

Single leaf, solid core wood set in steel frames (some with upper glazed portions and sidelites). Hardware includes aluminum kick plates, chrome door knobs with locks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	OCT-06

Event: Replace Original Wood Doors**Concern:**

45 interior wood doors within the original 1959 building have surpassed their theoretical life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$36,000	Low

Updated: OCT-06

C1020.01 Interior Swinging Doors - 1965**

Single leaf, solid core wood set in steel frames (some with upper glazed portions and sidelites). Hardware includes aluminum kick plates, chrome door knobs with locks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	40	OCT-06

Event: Replace Wood Doors**Concern:**

The 15 interior wood doors within the 1965 section of the building have surpassed their theoretical life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$12,000	Low

Updated: OCT-06

C1020.01 Interior Swinging Doors - 1972**

Solid core wood doors mounted on metal frames. Except for doors to the Gymnasium, all doors are single leaf, solid core wood on steel frames (some with upper glazed portions and sidelites). Hardware includes aluminum kick plates, chrome door knobs with locks.

Gymnasium doors are double leaf, solid core wood, mounted on steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	40	OCT-06

Event: Refinish Wood Doors**Concern:**

Several double leaf wood door and frame surfaces have deteriorated (cracks and wear). Surfaces appear dated.

Recommendation:

Refinish and re-paint the wood doors.

Consequences of Deferral:

Loss of aesthetic appeal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$1,000	Medium

Updated: OCT-06

C1020.03 Interior Fire Doors*

Thin gauge metal doors on steel frames to the boiler room. Solid core wood units on wood and steel frames in corridors. The majority are not labeled. Hardware is original. Corridor doors to exits have sidelites. Doors to the Gymnasium and hallways incorporate glazing in upper half and have chrome knobs. Hardware is original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	OCT-06

Event: Replace Interior Fire Doors**Concern:**

Original doors and frames in fire separations are not labeled and dated. Original hardware is obsolete and does not meet requirements for rated doors.

Recommendation:

Replace 20 interior fire doors and frames with new wood or hollow metal fire doors, as applicable, on steel frames, complete with new hardware.

Consequences of Deferral:

Fire doors do not conform to current fire code requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$34,000	Unassigned

Updated: OCT-06

C1030.01 Visual Display Boards - 1959**

Chalkboards are provided in most of the classrooms in the original 1959 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	OCT-06

Event: Replace Chalkboards**Concern:**

Chalkboards in the 1959 school section have surpassed their theoretical design life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,000	Low

Updated: OCT-06

C1030.01 Visual Display Boards - 1965**

Chalkboards are provided in most of the classrooms in the 1965 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	20	OCT-06

Event: Replace Chalkboards**Concern:**

Chalkboards in the 1965 school section have surpassed their theoretical design life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$9,000	Low

Updated: OCT-06

C1030.01 Visual Display Boards - Tackboards & Whiteboards**

Small wall-mounted whiteboards and tackboards are installed in classrooms. Approximately 20% of the classrooms have whiteboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	20	OCT-06

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

(1959) (1965) (1972) Pre-fabricated metal toilet partitions in Boys' and Girls' washrooms in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	OCT-06

Event: Replace Washroom Partitions**Concern:**

The 25 toilet partitions of the original section, 1965 ad 1972 sections have exceeded their theoretical life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$30,000	Low

Updated: OCT-06

C1030.06 Handrails*

(1959) Metal railings between the common corridor and the stair to the Gymnasium Auditorium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	OCT-06

C1030.08 Interior Identifying Devices*

Combination of lamicaid signs on doors, cast aluminum signs and laminated paper signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	OCT-06

Event: Replace Paper Signs**Concern:**

Temporary laminated paper signs on the classroom doors.

Recommendation:

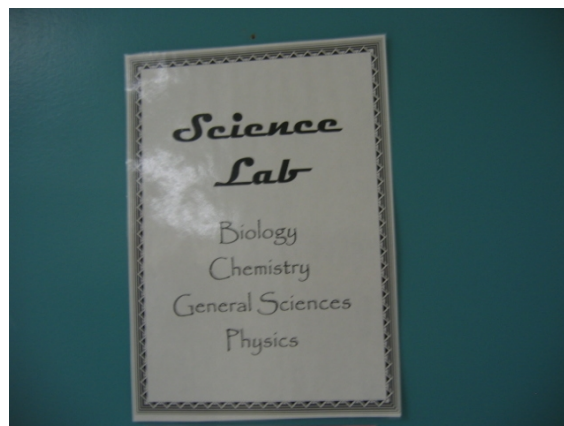
Replace the temporary signs with lamicaid signs.

Consequences of Deferral:

Loss of aesthetic appeal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$1,000	Medium

Updated: OCT-06



C1030.10 Lockers**

Free-standing full size lockers are located in the corridors. Industrial five-tier box lockers with legs in the washroom of the 1965 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	OCT-06

Event: Replace Aged Lockers**Concern:**

The full size lockers of an approximate length of 90 metres and the industrial five-tier lockers in the original 1959 section, 1965 and 1972 sections have exceeded their theoretical life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$60,000	Low

Updated: OCT-06

**C1030.12 Storage Shelving***

Storage shelving is primarily of original plywood construction. There is some metal shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	OCT-06

C1030.14 Toilet, Bath, and Laundry Accessories*

Stainless steel tissue paper dispensers, soap dispensers, paper napkin dispensers, waste bins, individual mirrors above sinks. Stainless steel sinks were replaced in 2001. The shower room was renovated in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	OCT-06

C2010 Stair Construction*

Cast-in-place concrete stairs are provided at the entrance to the Gymnasium Auditorium. Pre-fabricated steel-framed stairs lead to the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	OCT-06

C2020.02 Terrazzo Stair Finishes*

Cast-in-place concrete stairs providing access to the Gymnasium Auditorium have terrazzo finishes and non-slip tile nosing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	OCT-06

C2020.08 Stair Railings and Balustrades*

(1959) Steel railings are mounted on walls along the stairs providing access to the Gymnasium Auditorium. A steel pipe railing is provided at the pre-finished steel staircase in the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	OCT-06

C3010.01 Concrete Wall Finishes*

Painted concrete masonry walls are located throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	OCT-06

C3010.02 Wall Paneling**

Wood acoustic panels in the Auditorium Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	OCT-06

C3010.04 Gypsum Board Wall Finishes*

Painted gypsum board walls are provided in the administrative area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	60	OCT-06

Event: Repair Damaged Drywall

Concern:

Damaged wall surfaces were noted in the General Office due to movement cracking.

Recommendation:

Repair damaged wall surfaces after structural repair. Incorporate control joints if required.

Consequences of Deferral:

Loss of aesthetic appeal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$2,000	Medium

Updated: OCT-06



C3010.09 Acoustical Wall Treatment**

Fabric covered acoustic wall tiles in grids are present along the west interior wall of the Day Care Centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	20	OCT-06

C3010.11 Interior Wall Painting**

Painted concrete masonry walls and drywall throughout the building. The paint finishes appear to less than five years old.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	10	OCT-06

C3020.01.02 Paint Concrete Floor Finishes**

Painted concrete floor finishes in the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	10	OCT-06

Event: Repaint Concrete Floor**Concern:**

Original paint in the boiler room has deteriorated. Painted surfaces appear dated, exposing bare concrete surfaces.

Recommendation:

Clean surfaces and repaint all areas of the concrete floor.

Consequences of Deferral:

Potential deterioration of exposed concrete surfaces and loss of aesthetic appeal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$3,000	Medium

Updated: OCT-06

**C3020.02 Tile Floor Finishes****

(1965) Ceramic floor tiles in boys' and girls' washrooms in the 1965 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	50	OCT-06

C3020.03 Terrazzo Floor Finishes*

(1959) Terrazzo floor tiles in one of the ladies' washrooms in the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	OCT-06

C3020.04 Wood Flooring - 1959**

The Gymnasium floor in the 1959 section consists of wood strip flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	OCT-06

Event: Refinish Wood Strip Flooring**Concern:**

The wood flooring in the auditorium gymnasium appears to be dated and worn out. Surface appears to have never been refinished.

Recommendation:

Sand and re-finish the gymnasium flooring of an approximate area of 220 square metres. Paint game lines as required. Install appropriate bases and thresholds.

Consequences of Deferral:

Ongoing deterioration resulting in increased maintenance and repair costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$11,000	High

Updated: OCT-06

Event: Replace Wood Strip Flooring**Concern:**

Wood strip flooring in the Gymnasium has surpassed its theoretical design life (approximately 220 square metres).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$42,000	Low

Updated: OCT-06

C3020.04 Wood Flooring - 1972**

The Gymnasium floor of the 1972 section consists of wood strip flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	OCT-06

Event: Replace Wood Flooring -1972**Concern:**

The maple sports flooring of an approximate area of 223 square metres has exceeded its theoretical life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$49,000	Low

Updated: OCT-06

C3020.07 Resilient Flooring**

(1959) (1965) (1972) Vinyl floor tiles in classrooms, some washrooms, corridors, vestibules, custodial room, Daycare Centre. Vinyl asbestos tiles throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	OCT-06

Event: Replace Vinyl Flooring**Concern:**

Vinyl floor tiles have surpassed their theoretical design life (approximately 4,000 square metres).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$133,000	Low

Updated: OCT-06

**C3020.08 Carpet Flooring** - 1959**

Carpet in administrative area and the French Classroom in the 1959 original section. Some areas in the classrooms are carpeted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	15	OCT-06

Event: Replace Carpet in Administrative Area**Concern:**

Carpet flooring of an approximate area of 240 square metres in the Administrative Area has some seam failures. Some of the carpeted area is loose. The carpet has served beyond its life expectancy.

Recommendation:

Replace carpet in the Administrative Area.

Consequences of Deferral:

Ongoing deterioration resulting in increased maintenance and repair costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$14,000	Medium

Updated: OCT-06



C3020.08 Carpet Flooring - 1965**

The computer room in the 1965 area of the school is carpeted. Some areas in classrooms are also carpeted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	15	OCT-06

Event: Replace Carpeting in Comuper Room**Concern:**

The carpeting in the computer room in the 1965 section of the building has exceeded its theoretical life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,000	Low

Updated: OCT-06

C3020.08 Carpet Flooring - 1972**

The library in the 1972 section has carpet flooring. Some areas in classrooms are also carpeted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	15	OCT-06

Event: Replace Carpet in Library**Concern:**

The library carpet flooring of an approximate area of 275 square metres has exceeded its theoretical life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$13,000	Low

Updated: OCT-06

C3020.08 Carpet Flooring - 1997**

Carpet flooring is provided in classrooms within the daycare centre located at the south end of the original section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	15	OCT-06

C3030.01 Concrete Ceiling Finishes*

(1959) The ceiling in the original 1959 section of the building consists of painted pre-cast concrete panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	OCT-06

C3030.02 Ceiling Paneling (Wood)*

Painted wood roof deck construction in the 1965 section of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	OCT-06

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) - 1959**

(1959) (1965) (1972) suspended acoustic ceiling tiles in the corridors, lunch room, some washrooms, medical rooms, the administrative area and the majority of the 1972 section except for the Gymnasium. There are combination of 2x4 pinhole tiles, 12x12 suspended ceiling tiles in the original 1959 section, 1965 and 1972 sections of the building. Besides the ceiling tiles in the office which were replaced in 1995, the majority was original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	25	OCT-06

Event: Replace Acoustical Tile**Concern:**

Acoustical tile, drop ceiling has exceeded its theoretical life (approximate area is 750 square metres).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$26,000	Low

Updated: OCT-06

C3030.07 Interior Ceiling Painting**

The majority of the classrooms in the building have exposed roof decks which are painted. The interior ceiling painting appeared to be less than 10 year old.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1996	20	OCT-06

Event: Repaint Gymnasium Ceiling**Concern:**

Stains were observed on the ceiling finishes of the auditorium gymnasium.

Recommendation:

The stains appear to be caused by roof leaks. Repaint the ceiling finishes after roofing replacement.

Consequences of Deferral:

Ongoing deterioration of interior finishes and loss of aesthetic appeal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,000	Medium

Updated: OCT-06



S4 MECHANICAL**D2010.01 Water Closets****

There are approximately 18 water closets consist of floor mounted, flush valve and flush tank vitreous china fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	35	OCT-06

Event: Replace the water closets**Concern:**

Lifecycle replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$20,000	Low

Updated: OCT-06

D2010.02 Urinals**

There are approximately 8 urinals that consist of floor mounted flush valve fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	35	OCT-06

Event: Replace the urinals**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Low

Updated: OCT-06

D2010.03 Lavatories**

The lavatories are generally counter-recessed stainless steel fixtures and are equipped with push button self-closing valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	35	OCT-06

D2010.04 Sinks**

There are approximately 40 sinks of varying types located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	OCT-06

Event: Replace the sinks**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$35,000	Low

Updated: OCT-06

D2010.05 Showers**

A total of 6 showers are located in the boys and girls changerooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	OCT-06

Event: Replace the showers**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,000	Low

Updated: OCT-06

D2010.08 Drinking Fountains / Coolers**

There are approximately 24 drinking fountains in the school consist of both non-refrigerated, wall-mounted, vitreous china fixtures and three refrigerated drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	35	OCT-06

Event: Replace the drinking fountains**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$27,000	Low

Updated: OCT-06

D2020.01.01 Pipes and Tubes: Domestic Water*

The domestic water piping in the school is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	40	OCT-06

D2020.02.06 Domestic Water Heaters**

Domestic hot water is provided by one natural gas-fired domestic hot water heaters manufactured by A.O. Smith and located in the boiler room. The heater has a 94 USG capacity and are rated at 179 MBh (input).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	OCT-06

D2020.03 Water Supply Insulation: Domestic*

Both the domestic cold water line and the domestic hot water line are insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	OCT-06

D2030.01 Waste and Vent Piping*

The waste piping is connected to the municipal system. The vent piping is through the roof of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	50	OCT-06

D2040.01 Rain Water Drainage Piping Systems*

The rain water drainage piping system consists of surface roof drains connected to internal rain water leaders that connect to the municipal storm sewer system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	50	OCT-06

D2040.02.04 Roof Drains**

The roof drains are equipped with cast iron dome type screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	40	OCT-06

Event: Replace roof drains**Concern:**

Roof drains have exceeded their theoretical life cycle.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,000	Low

Updated: MAR-07

D3010.02 Gas Supply Systems*

The natural gas service is supplied by Atco and enters through the storage room adjacent to the main entrance to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	60	OCT-06

D3020.01.01 Heating Boilers & Accessories: Steam**

The boiler plant consists of three natural gas-fired firetube boilers. The boilers are manufactured by Reliance Welding Works and are original to the building. The boilers have a heating surface of approximately 50 sq.m. each and supply steam to unit ventilators and the gymnasium air handling unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1965	35	OCT-06

Event: Replace the steam heating boilers**Concern:**

The boilers are inefficient and require frequent maintenance. Parts are not readily available.

Recommendation:

Replace both boilers with modern, efficient heating boilers.

Consequences of Deferral:

Deferral may result in boiler failure, increased maintenance costs, increased downtime, reduced capacity, and decreased system reliability.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$320,000	Unassigned

Updated: OCT-06

D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers**

The boiler breeching is connected to a masonry chimney. Combustion air is gravity fed into the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	35	OCT-06

D3020.01.04 Water Treatment: Steam Boilers*

The boiler condensate is treated using a chemical pot feeder system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	35	OCT-06

D3020.03.01 Furnaces**

The 1972 section of the building is served by an Engineered Air model SD-EC-540 natural gas-fired forced air furnace located in the mechanical room adjacent to the cafeteria.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	25	OCT-06

Event: Replace the forced air furnace**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$30,000	Low

Updated: OCT-06

D3040.01.01 Air Handling Units: Air Distribution**

The west gymnasium (1959) is served by a Trane air handling unit located in the gymnasium area. The unit is equipped with steam coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	OCT-06

Event: Replace the gymnasium air handling unit**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$25,000	Low

Updated: OCT-06

D3040.01.03 Air Cleaning Devices:Air Distribution*

Air filters are installed on the air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	OCT-06

D3040.01.07 Air Outlets & Inlets:Air Distribution*

The air outlets and inlets vary in type and include supply air diffusers, and supply, return, and transfer grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	OCT-06

D3040.02 Steam Distribution Systems: Piping/Pumps**

The steam distribution system consists of insulated iron steam and condensate piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	OCT-06

Event: Replace the steam and condensate piping.**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$240,000	Low

Updated: OCT-06

D3040.04.01 Fans: Exhaust**

Several rooftop exhaust fans of varying type and size provide ventilation to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	72	30	OCT-06

D3050.05.01 Convectors**

Steam convectors are located at the entrances to the building and are controlled by pneumatic thermostats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	40	OCT-06

D3050.05.07 Unit Ventilators**

Heating and ventilation for the original building and the 1965 addition is provided by unit ventilators equipped with steam heating coils. All unit ventilators are original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	30	OCT-06

Event: Replace all original unit ventilators (approx. 27)**Concern:**

The original unit ventilators require frequent maintenance, and parts are not readily available. Some of the classrooms have been divided so that only half of the unit ventilator serves the room. Additional ventilators are required.

Recommendation:

Replace all unit ventilators (approx. 27)

Consequences of Deferral:

Deferral may result in increased maintenance costs and reduced indoor air quality and thermal comfort.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$162,000	Unassigned

Updated: OCT-06

D3060.02.02 Pneumatic Controls**

Pneumatic controls are used throughout the building. The control air is provided by a Brunner reciprocating air compressor. No air dryer was observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	40	OCT-06

Event: Replace the pneumatic system with a modern DDC system**Concern:**

The pneumatic system is outdated and does not provide adequate control. Numerous complaints from building occupants with respect to temperature and humidity have been reported.

Recommendation:

Replace the pneumatic system with a modern, direct digital control (DDC) system.

Consequences of Deferral:

Deferral may result in increased maintenance and decreased occupant comfort.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2009	\$65,000	High

Updated: OCT-06

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Wall mounted fire extinguishers are located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	OCT-06

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

The main electrical switchboard is manufactured by Square D and is rated at 400A, 120/208 V, 3 phase, 4 wires. The switchboard is located in the boiler room and is original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	40	OCT-06

Event: Replace the main switchboard**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$30,000	Low

Updated: OCT-06

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

Circuit breaker panels are located throughout the school and consist of both 120/208V panels. The panels are generally manufactured by Square D.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	OCT-06

Event: Replace the original panelboards**Concern:**

Lifecycle Replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$50,000	Low

Updated: OCT-06

D5010.07.02 Motor Starters and Accessories**

The motor starters are generally combination type starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	OCT-06

Event: Replace the motor starters.**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$15,000	Low

Updated: OCT-06

D5020.01 Electrical Branch Wiring*

The electrical wiring in the building is standard wire in conduit. Flexible conduit and cabling is provided to motors and other mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	50	OCT-06

Event: **Replace the original building wiring based on the recommendations of the study**

Concern:

The wiring in the original section of the building is aged and has exceeded its theoretical useful life of 50 years. The wiring insulation becomes deteriorated with time and should be replaced.

Recommendation:

Replace the building wiring.

Consequences of Deferral:

Deferral may result in electrical system failure which may cause building shutdown.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$80,000	Unassigned

Updated: OCT-06

D5020.02.01 Lighting Accessories (Lighting Controls)*

The lighting controls in the school consist of line voltage switching. No low voltage switches or relays are installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	OCT-06

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent fixtures are generally located in the storage, service, utility, and mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	OCT-06

D5020.02.02.02 Interior Florescent Fixtures**

Fluorescent fixtures are used throughout the school and consist of recessed and surface mounted T12 fixtures with magnetic ballasts. Lens types include wrap around acrylic lenses, flat acrylic lenses, and wire guard lenses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	30	OCT-06

Event: Upgrade the existing T12 fluorescent fixtures to T8 fixtures with electronic ballasts**Concern:**

The existing T12 fixtures are considered inefficient by today's standards. Significant energy savings are possible by upgrading the existing fixtures.

Recommendation:

Upgrade the existing T12 fluorescent fixtures to T8 fixtures with electronic ballasts

Consequences of Deferral:

Deferral may result in increased energy costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$80,000	Medium

Updated: OCT-06

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting is provided by battery packs located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	OCT-06

D5020.02.03.03 Exit Signs*

The exit signs are LED type fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	OCT-06

D5020.03.01.01 Exterior Incandescent Fixtures*

Exterior lighting is provided by incandescent fixtures with acrylic lenses. The fixtures are generally mounted under the entrance canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	OCT-06

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Two high intensity discharge (HID), high-pressure sodium (HPS) fixtures provide illumination at the main entrance to the building. The fixtures are rooftop mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	OCT-06

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

The exterior light fixtures are controlled by a time clock.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	OCT-06

D5030.01 Detection and Fire Alarm**

The building is protected by an Edwards EST fire alarm system. The main panel is located at the northwest entrance. There is an annunciator panel located in the office area. The system is complete with pull-stations, heat and smoke detectors, alarm bells, and strobes. The system was installed in approximately 1997.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	OCT-06

D5030.02.02 Intrusion Detection**

The building is protected by a Magnum Alert security system. The system is complete with infrared motion sensors in the corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	OCT-06

D5030.02.03 Security Access**

Three keypads located in the boiler room, computer room, and daycare area provide security access to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	OCT-06

D5030.03 Clock and Program Systems**

There is no central clock system used in the school. Battery powered and plug-in clocks are used throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	25	OCT-06

Event: Replace clock system**Concern:**

Clock system has exceeded its theoretical design life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,000	Low

Updated: MAR-07

D5030.04.01 Telephone Systems**

Telephones are provided in all classrooms and are used for intercom, paging, and external calling. The telephone service is provided by Telus and the hardware is manufactured by Norstar.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	OCT-06

D5030.04.04 Data Systems**

A new data system (Supernet) was installed recently by Bell West Inc. The fibre optic cabling enters the building underground through the storage room adjacent to the main entrance. Category 5 cabling is used throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	OCT-06

D5030.05 Public Address and Music Systems**

The public address system uses in-room telephones and speakers for communications. A Bogen TPU-6A communication system is located in the storage room adjacent to the stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	OCT-06

D5090.01 Uninterruptible Power Supply Systems**

Uninterruptible power supply systems are generally installed for the computer servers only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	OCT-06

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1010.08 Office Equipment**

Photocopier machine and computers in the administrative area.

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

E1020.02 Library Equipment*

Photocopier machine, computers and wooden book drop-off cabin in the Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	OCT-06

E1020.05 Audiovisual Equipment

Portable television set in all classrooms. Projection screens in some of the classrooms.

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

E1020.07 Laboratory Equipment*

Science lab in the 1965 section of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	OCT-06

E1020.08.02 Examination and Treatment Equipment

Examination bed with cupboard underneath is in the medical room in the original section of the building.

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

E1090.02 Solid Waste Handling Equipment*

Commercial garbage bins at the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	OCT-06

E1090.03 Food Service Equipment*

There is a microwave oven, toaster, countertop grill and refrigerator in the kitchen area of the Lunch Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	OCT-06

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Two fixed wall mounted basketball hoops in the Gymnasium. Weight lifting and cardio exercise equipment in the Fitness Centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	OCT-06

E2010.02 Fixed Casework**

A combination of original and new perimeter cabinets and painted cupboards with open shelving is present in the classrooms. The science labs have countertops with sinks. Countertops are a combination of transite panels, linoleum and plastic laminate.

Casework with cupboards, sinks and countertop of plastic laminate in Lunch Room.

Island type stations in Science Rooms, complete with stainless steel sinks, gas, power and water outlets. An upgrade on science facilities was carried out in 2001. It is assumed the laboratory casework was installed during the upgrade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	35	OCT-06

Event: Replace Casework in Room 58

Concern:

The cabinets in room 58 have exceeded their theoretical life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$15,000	Low

Updated: OCT-06



E2010.03.01 Blinds**

Vertical blinds are used throughout the school. The blinds appear to be installed with the window replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	OCT-06

E2010.03.06 Curtains and Drapes**

There are curtains on the Auditorium Gymnasium windows at the roof level

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	OCT-06

Event: Replace curtains**Concern:**

The curtains on the Auditorium Gymnasium windows at the roof level have exceeded their theoretical life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$9,000	Low

Updated: OCT-06

E2020 Moveable Furnishings*

Classroom desks and chairs (plastic laminate), computer tables (plastic laminate), birch round tables and chairs (fabric finish) and sofas in Staff room. Majority of the moveable furnishings is new.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	OCT-06

F2020.01 Asbestos*

An asbestos survey was completed for the Edmonton Public Schools in 2001 by PHH Environmental Limited. It identified asbestos containing materials located within the building and mechanical systems. These materials include; some floor tiles(1.5-5.3% Chrysotile Asbestos); pipe run located in crawl space (35% Amosite Asbestos); debris in crawl space (35% Amosite Asbestos); pipe fitting material located throughout the building (75% Chrysotile Asbestos); duct in mechanical room (65% Chrysotile Asbestos); duct insulation in the boiler room (75% Chrysotile Asbestos); boiler insulation (75% Amosite Asbestos) and boiler breaching (65% Chrysotile Asbestos).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	OCT-06

Event: Initiate an Asbestos Abatement Program

Concern:

Various pipe runs, fittings and insulation were observed to be torn, damaged or breached. No asbestos abatement has been carried out since the initial survey.

Recommendation:

It is recommended that some sections of pipe runs and fittings in moderate condition in the boiler room and crawl space to be removed or repaired, damaged sections of exposed insulation in the boiler room be repaired, duct parching in the fan room (Room 36) to be removed or repaired and pipe fittings in in a return air plenum in the Gymnasium fan room (Room 54) be removed. The remaining asbestos containing materials can remain until future renovation.

Budget allowance for asbestos removal and disposal.

Consequences of Deferral:

Potential health risk for students and teaching staff.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2006	\$45,000	Unassigned

Updated: OCT-06

F2020.02 PCBs*

Ballasts in fluorescent fixtures in the original building may contain PCBs.

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

F2020.04 Mould*

Not known or reported, although some stains were observed on the ceiling finishes in the Auditorium Gymnasium.

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

S8 FUNCTIONAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance***

There is no barrier free stall in the gravel paved parking lot. A new parking lot and access road have been proposed. - see site evaluation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	OCT-06

K4010.02 Barrier Free Entrances*

The entrance doors are original, at grade entry. No power assist door operators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	OCT-06

Event: Install Automatic Door Openers**Concern:**

The school has no barrier free entrances with power assist doors.

Recommendation:

Install automatic door openers with the replacement of the entrance doors.

Consequences of Deferral:

Non-compliance with current barrier-free standards and poor accessibility to handicapped persons.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$9,000	Medium

Updated: OCT-06

K4010.03 Barrier Free Interior Circulation*

There are little restrictions for barrier free travel within the building, except for the Auditorium Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	OCT-06

Event: Barrier free access to Auditorium Gymnasium**Concern:**

The Auditorium Gymnasium is accessed by concrete stairs.

Recommendation:

Install a wheelchair lift at one of the entrances to the Auditorium Gymnasium.

Consequences of Deferral:

Non-compliance with current barrier-free standards and poor accessibility to handicapped persons.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$13,000	High

Updated: OCT-06



K4010.04 Barrier Free Washrooms*

Washrooms are not barrier free, although some barrier free features have been incorporated into the washroom setting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	OCT-06

Event: Upgrade washroom to comply with barrier free access

Concern:

The grab bars for the barrier free stall are too short. No automatic door openers are provided at the entrance of the washroom. The mounting height of the sinks are non-code compliant.

Recommendation:

Upgrade washroom to barrier free standards, such as; modify floors and walls new plumbing, install / modify metal partitions to facilitate barrier free space requirement, install grab bars and accessories, provide automatic door openers.

Consequences of Deferral:

Non-compliance with current barrier-free standards and poor accessibility to handicapped persons.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$17,000	High

Updated: OCT-06

RECAPP Facility Evaluation Report



Braemar School

S5467
Edmonton

Facility Details

Building Name: Braemar School
Address:
Location: Edmonton

Building Id: S5467
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Jacques Whitford Limited
Evaluation Date: June 7 2006
Evaluator Name: Carina Wong

Total Maintenance Events Next 5 years: \$131,000
5 year Facility Condition Index (FCI): 0%

General Summary:

The Braemar Elementary School is located at 9359 - 67A Street, Edmonton, Alberta, the southeast corner of the intersection of 67A Street NW and 94th Avenue NW, on the east side of 67A Street NW, bounded by 93A Avenue on the south. The property is accessed from 67A Street. Main entrance, bus and parent drop off area are located to the south. There is a gravel paved parking lot located to the south of the building.

Major work recommended includes paving of the gravel surfaced parking lot, partial sidewalk reconstruction and repairs on the south end of the school, the addition of pre-cast concrete bumper pads in the parking lot, and re-grading of a gravel laneway.

The site improvements are in acceptable condition.

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)***

The area of the property slopes gradually from the east towards the west. Surface drainage at the site appears to follow the general slope of the Site, which is approximately east to west.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	OCT-06

G2010.02.01 Aggregate Roadway (Gravel)**

A gravel surfaced roadway is located on the south portion of the Site and is used to access the garbage dumpster.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	10	OCT-06

Event: Re-surface Gravel Laneway**Concern:**

The gravel surfaced roadway on the south portion of the Site was observed to have uneven surfaces.

Recommendation:

Re-surface the gravel laneway (add 100 mm of gravel) for an approximate area of 500 square metres.

Consequences of Deferral:

Uneven surfaces may result in poor storm water management.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$10,000	High

Updated: OCT-06

**G2010.05 Roadway Curbs and Gutters***

There are no parking curb bumper pads provided on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	OCT-06

Event: Provide Pre-cast Concrete Bumper Pads**Concern:**

Parking spaces are provided immediately along the building perimeters. Bumper pads should be provided to avoid impact damage.

Recommendation:

Provide pre-cast concrete parking bumper pads in the parking lot located immediately along the building perimeter.

Consequences of Deferral:

Impact damage on the exterior walls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$2,000	Medium

Updated: OCT-06



G2020.02.01 Aggregate Parking Lots (Gravel)**

A gravel paved parking lot is located west of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	10	OCT-06

Event: Pave Gravel Parking Lot**Concern:**

The gravel paved parking lot is has significant rutting and uneven surfaces.

Recommendation:

Upgrade parking lot with asphalt pavement (approximately 1,000 square metres) and include a barrier-free parking stall. Provide markings



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2009	\$70,000	High

Updated: OCT-06

G2020.06.03 Parking Lot Signs*

Steel plate signs are mounted on the exterior walls of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	OCT-06

G2030.03 Pedestrian Unit Pavers**

Unit pavers are located along the perimeters of the playground located to the southwest corner of the Site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	OCT-06

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Cast-in-place concrete walkway is located along the south perimeter of the building and south of the main entrance, providing access from 67A Street and 93A Avenue.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	15	OCT-06

Event: Reconstruct Concrete Sidewalks**Concern:**

Remainder of concrete sidewalks have surpassed their theoretical design life (approximately 300 square metres).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$40,000	Low

Updated: OCT-06

Event: Reconstruct Settled Sidewalk**Concern:**

The concrete walkway has settled and cracked along the south building perimeter. A gap allowing water infiltration has developed between the concrete sidewalk and the building perimeter.

Recommendation:

Replace the cracked concrete sidewalk (an approximate area of 100 square metres) and seal the gap between the building perimeter and the sidewalk.

Consequences of Deferral:

Ongoing deterioration of the concrete sidewalk and moisture infiltration between the sidewalk and building perimeter.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$14,000	Medium

Updated: OCT-06

**G2030.06 Exterior Steps and Ramps***

Concrete step at the entrance and concrete ramp at the Auditorium Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	OCT-06

G2040.02 Fences and Gates**

Wood privacy fence is located around the play field at the southwest corner of the property.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	OCT-06

G2040.02.01 Chain Link Gates

Chain link fence is controlling access to the play field.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	OCT-06

G2040.03 Athletic and Recreational Surfaces**

Concrete pads are located to the east of the 1972 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	25	OCT-06

Event: Replace concrete pads**Concern:**

The concrete pads of an approximate area of 500 square metres have exceeded their theoretical life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$67,000	Low

Updated: OCT-06

G2040.04.01 Play-Field Equipment and Structures*

Play-field equipment is located to the southwest of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	OCT-06

G2040.06 Exterior Signs*

The school signage is mounted on the west exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	OCT-06

G2040.08 Flagpoles*

A flagpole is located to the west of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	OCT-06

G2050.04 Lawns and Grasses*

The grass covered areas are located to the north, east and west of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	OCT-06

G2050.05 Trees, Plants and Ground Covers*

Trees and plants are primarily located along the north and west perimeters of the original section of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	OCT-06

G3010.02 Site Domestic Water Distribution*

Domestic water supply from municipal mains on 93A Avenue.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	OCT-06

G3020.01 Sanitary Sewage Collection*

Sanitary sewer connected to the municipal main on 67A Street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	OCT-06

G3030.01 Storm Water Collection*

The gravel paved areas slope to catch basins on the 67A Street which are connected the municipal main storm sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	OCT-06

G3060.01 Gas Distribution*

Gas supply from the gas main line of 94th Avenue NW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	OCT-06

G4010.02 Electrical Power Distribution Lines*

Overhead fed from the main lines off of 94th Avenue.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	OCT-06

G4010.04 Car Plugs-ins*

Metal rail plug-ins in the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	OCT-06