

# **RECAPP Facility Evaluation Report**

**Edmonton School District No. 7**



**Griesbach School**

B3140A  
Edmonton

**Facility Details**

**Building Name:** Griesbach School  
**Address:** 14315 - 102a Street  
**Location:** Edmonton

**Building Id:** B3140A  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$8,394,084  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Anthony K. Eng Architect Ltd.  
**Evaluation Date:** November 4 2005  
**Evaluator Name:** Mr. Tony Eng

**Total Maintenance Events Next 5 years:** **\$5,372,970**  
**5 year Facility Condition Index (FCI):** **64.01%**

**General Summary:**

Griesbach Elementary-Junior High School is located at 14315-102A Street. Constructed in 1955, the approx. 4,753 m<sup>2</sup> area school building consists primarily of a north-south wing of Classrooms, Gym and Administration area, and a west wing of Classrooms. There is considerable open field area to the west, and residential development on the north, east and south sides. Originally utilized by military families, relocation of the Armed Forces base has significantly reduced enrolment and the west wing is currently closed to school use.

The general condition of the school is poor, due to age, presence of many components that are past their normal life cycle, and lack of maintenance/renewal (attributable to underutilization and current plans to demolish the west wing). Items in need of replacement include exterior windows/doors, roofing, interior floor finishes, blinds, and paint finishes. Interior lifts and automatic front door operation are needed to achieve barrier-free accessibility.

Mechanical systems are generally in poor condition, requiring replacement of boiler, steam heating, plumbing. There is no ventilation system at the school. The electrical systems are in marginal condition. Replacement of main power, panelboards, light fixtures, fire alarm system, emergency lighting, building wiring and electrical outlets is recommended.

**Structural Summary:**

The overall structure appears stable and sound, with exception of corridor slab which has settled in some areas. Further investigation and monitoring is recommended before action to correct the deficiency is taken.

**Envelope Summary:**

The overall exterior condition is marginal, with renewal of windows, doors and roof required to prevent further damages from envelope failure.

**Interior Summary:**

The overall interior condition is marginal, with many components in need of replacement and renewal. This includes floor and paint finishes most instructional spaces, door hardware, and window blinds. Asbestos removal as recommended in the 2001 audit should be carried out. Lifts to the 2nd floor, Stage and north end Classrooms are needed to achieve barrier-free access.

**Mechanical Summary:**

Mechanical installation generally appears in poor condition. Entire mechanical system should be replaced. Building has no ventilation, only some exhaust ventilation. Steam heating system is very old and needs to be replaced along with boilers. Plumbing fixtures also need to be replaced.

**Electrical Summary:**

Electrical installation generally appears marginal. 120/208V/3PH/4W-400A main power distribution system. Entire electrical system is in need of replacement including main power service, panelboards, lighting fixtures, fire alarm system emergency lighting system, building wiring, and electrical outlets.

**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\*

Concrete foundation walls, presumably on spread footings.

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

### A1030 Slab on Grade\*

Slab on grade at Basement, and main Corridors of building.

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

**Event:** Investigation tcause and solutions for slab settlement.

**Concern:**

Sections of the west and north-south Corridors have settled, causing misalignment of doors and cracking of terrazzo tile base. There is evidence of previous investigation (Patched series of holes at north-south Corridor near main entrance) to determine condition of substrate.

**Recommendation:**

Further investigation/study to determine cause of settlement and corrective action required.

**Consequences of Deferral:**

Settlement will likely continue.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$6,840	Medium

**Updated:** NOV-06

### A2020 Basement Walls (& Crawl Space)\*

Concrete foundation walls at Basement and Crawl spaces.

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

### B1010.01 Floor Structural Frame\*(Building Frame)

Floor structure over crawl space appears to be concrete, not confirmed.

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

**B1010.02 Structural Interior Walls Supporting Floors\***

Concrete, masonry walls supporting concrete floor.

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

**B1010.06 Ramps: Exterior\*\***

Exterior ramps concrete construction. See Site section for damages at end of ramp on east side of school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	40	FEB-06

**B1010.11 Other Floor Construction\***

Upper floor construction above Change rooms.

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

**B1020.01 Roof Structural Frame\***

Roof structure unconfirmed, likely wood joist.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
N/A	0	100	FEB-06

**B1020.04 Canopies\***

Canopies over some entrances, likely wood frame. No signs of stress or deflection.

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

## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin\*

Brick skin with varied coursing throughout, including chimney and upper floor. Some minor localized damages.

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

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

Sealant around window/door openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	15	FEB-06

**Event:** Replace sealant when exterior windows, doors replaced.

**Concern:**

Sealant around window/door openings generally in poor condition, detaching at many areas.

**Recommendation:**

Replace sealant when windows replaced. Cost included with window and door replacement.

**Consequences of Deferral:**

Protection provided by fenestration will be compromised.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$10,000	Low

**Updated:** NOV-06

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

Painted wood fascia and soffit.

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

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

Exposed concrete top of foundation wall.

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

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

Exterior wall construction likely masonry construction with interior plaster finish (unconfirmed); no signs of stress.

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

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

Presence of discrete vapour barrier and insulation unknown - no signs of problems attributable to poor thermal performance or moisture infiltration.

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

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

Original windows throughout aluminum framed inserts in painted wood frame opening.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	35	FEB-06

**Event: Replace original exterior windows.****Concern:**

Original windows allow excessive air infiltration, with soil/debris accumulated between panes, broken glazing and rotting wood frame; operator units functioning poorly. Windows at west wing are boarded up on the exterior.

**Recommendation:**

Replace all original windows. Approx. 720 m2 area with 20% ventilator units.

**Consequences of Deferral:**

Poor thermal performance, exterior dust infiltration, drafty, difficult operation for ventilation control.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$410,392	High

**Updated:** FEB-06

**B2020.01.01.05 Wood Windows (Glass & Frame)\*\***

Painted wood windows at 2nd floor, and around south entrance door to school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	FEB-06

**Event: Replace original 2nd floor wood windows****Concern:**

Existing wood frame windows at 2nd floor in marginal condition, with worn paint finish, rotting components.

**Recommendation:**

Replace existing with vinyl or fibreglass units. Approx 14 - 800 x 800 windows.

**Consequences of Deferral:**

Continued deterioration, poor performance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$6,384	Low

**Updated:** NOV-06

**B2020.04 Other Exterior Windows\*\***

Original glass block windows at upper Gym wall. Cleaning required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	FEB-06

**B2030.01.01 Aluminum-Framed Storefronts\*\***

Main entrance with aluminum framed storefront - doors/transom and windows with single-glazing.

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

**B2030.01.10 Wood Entrance Door\*\***

Original wood entrance doors in wood frames with paint finish, south door with glazed panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	FEB-06

**Event:** Replace original wood doors/frames c/w hardware.

**Concern:**

Wood entrance doors in worn, damaged condition with many coats of paint finish, original hardware.

**Recommendation:**

Replace existing doors/frames with insulated metal doors/pressed steel frames c/w new hardware. Approx. 22 doors/frames.

**Consequences of Deferral:**

Doors will continue to deteriorate, leading to imminent door and hardware failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$31,919	Medium

**Updated:** FEB-06

**B3010.01 Deck Vapor Retarder and Insulation\***

Depth of insulation unconfirmed, likely 25-38mm unsloped, likely over building paper sheet.

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

**Event:** Provide increased insulation value and slope when replacing roof membrane.

**Concern:**

Existing roof insulation likely minimal by current standards, with poor drainage to existing internal and perimeter drains.

**Recommendation:**

Replace with increased insulation sloped to drains, when replacing roof membrane (See 3010.04.01). Payback period in terms of energy savings estimated at 15-20 years. Approx. area 3800 m2.

**Consequences of Deferral:**

Continued poor energy performance, inefficient drainage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$173,277	High

**Updated:** FEB-06



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

Majority of roof area built-up tar and gravel including west wing, north-south wing south of the Gym, and Gym/2nd floor.

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

**Event:** **Replace existing built-up roof membrane within 3 years.**

**Concern:**

Built-up membrane over majority of roof including west wing, remaining areas (except portion north of Gym), in marginal condition. Roof is poorly sloped, worn, with bubbling and patching. No built-in ladder access to Gym roof from lower roof.

**Recommendation:**

Replace with SBS membrane c/w parapet, new drains, within 3 years. Approx. 3800 m2 area. See B3010.01 for recommended roof insulation. Provide fixed painted metal ladder to Gym roof (approx. 2400mm ht.)

**Consequences of Deferral:**

Increasing frequency of repair, eventual damages caused by leaks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$387,593	Medium

**Updated:** FEB-06

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

Modified bitumen membrane roof north of Gym/2nd floor, approx. 900 m2 area.

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

**B3010.08.02 Metal Gutters and Downspouts\*\***

Prefinished metal downspouts from scuppers on roof. Extensions at grade recommended to direct drainage away from building.

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

### S3 INTERIOR

#### C1010.01 Interior Fixed Partitions\*

Interior partitions plaster cladding on masonry or wood frame partitions.

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

#### C1010.01.07 Framed Partitions (Wood Stud)

Newer partitions at 2nd floor likely gypsum board on wood stud.

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

#### C1010.03 Interior Operable Folding Panel Partitions\*\*

Full height movable partition located at Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	FEB-06

#### C1020.01 Interior Swinging Doors\*\*

Painted wood doors in wood frame, with transoms and clear glazed transom panels at Classrooms. Majority of doors acceptable, hardware marginal.

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

**Event:** Replace finish hardware, 4 doors.

**Concern:**

Locksets, passage sets in marginal condition, difficult to operate and mismatched. Approx. 4 doors including 2 at Stage Change rooms are in poor condition.

**Recommendation:**

Replace all interior lockset/passage set hardware to match (approx. 60 doors); replace 4 doors.

**Consequences of Deferral:**

Continued difficulty of operation, eventual failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$25,080	Low

**Updated:** OCT-06

#### C1020.03 Interior Fire Doors\*

Painted metal doors/frames with glazing panels, magnetic hold open devices.

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

**C1020.07 Other Interior Doors\***

Varnished wood doors in painted metal frames at Offices in good condition; painted wood and glazed entrance vestibule doors in acceptable condition.

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

**C1030.01 Visual Display Boards\*\***

Painted wood frame chalkboards throughout; in marginal condition. Whiteboards and tackboards at north-south wing in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	FEB-06

**Event:** Provide whiteboard at each Classroom in west wing.

**Concern:**

Existing chalkboards at west wing in worn condition, including frame finish. Existing chalkboards at north-south wing not used, covered with poster paper.

**Recommendation:**

Provide single whiteboard to each Classroom in unoccupied west wing. Approx. 11 whiteboards.

**Consequences of Deferral:**

Classrooms will not have usable surface for writing display.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$7,980	Low

**Updated:** FEB-06

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

Painted metal toilet partitions at Washrooms, Locker room showers.

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

**C1030.06 Handrails\***

Varnished wood handrail at Corridor steps; Painted metal handrail at stairs to Stage and 2nd floor.

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

**C1030.08 Interior Identifying Devices\***

Metal letters/numbers at doors to instructional rooms.

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

**C1030.10 Lockers\*\***

Painted metal lockers at north-south Corridor, Locker rooms.

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

**C1030.12 Storage Shelving\***

Painted and varnished wood shelving at Classrooms, Storage rooms including Gym Storage.

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

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

Washrooms with plastic soap dispensers, painted metal towel dispensers and toilet paper holders, chrome frame mirrors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	FEB-06

**Event:** Replace washroom mirrors.

**Concern:**

Chrome frame mirrors are tarnished, corroded.

**Recommendation:**

Replace approx. 12 mirrors.

**Consequences of Deferral:**

Function of mirrors compromised.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$2,052	Low

**Updated:** FEB-06

**C2010 Stair Construction\***

Steps to north end Classrooms concrete; Stairs to 2nd floor steel frame; Stairs to Stage likely wood-frame.

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

**C2020.01 Tile Stair Finishes\***

Porcelain tile finish on treads of one set of stairs to 2nd floor; porcelain tile edge with resilient flooring on treads of other stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	FEB-06

**C2020.02 Terrazzo Stair Finishes\***

Terrazzo finish at Corridor steps to north end Classrooms.

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

**C2020.08 Stair Railings and Balustrades\***

Second floor railings painted horizontal metal bars; Guard rail at stairs to Stage painted metal pipe.

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

**C2020.11 Other Stair Finishes\***

Varnished wood finish at stairs to Stage.

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

**C3010.01 Concrete Wall Finishes\***

Painted concrete walls at Basement.

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

**C3010.02 Wall Paneling\*\***

Prefinished protection board at lower walls of Gym.

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

**C3010.03 Plaster Wall Finishes\***

Plaster wall finish throughout, including Classrooms, Washrooms, Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	FEB-06

**Event:** Repair miscellaneous damaged plaster wall surfaces throughout school.

**Concern:**

Some areas mostly at west wing Classrooms and Washrooms have miscellaneous minor damage at walls.

**Recommendation:**

Repair damages prior to re-finish. Allow 150 m2 area.

**Consequences of Deferral:**

Poor appearance. Re-finish will not cover deficiency.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$4,560	Low

**Updated:** FEB-06

**C3010.06 Tile Wall Finishes\*\***

Rectangular tiles at Showers.

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

**C3010.11 Interior Wall Painting\*\***

Paint finish at all plaster wall surfaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	5	FEB-06

**Event:** Renew all painted wall surfaces.

**Concern:**

Existing paint finish appears dull, discoloured, requires renewal following plaster repair.

**Recommendation:**

Renew all existing paint finish at walls. Approx. 4,500 m2 floor area.

**Consequences of Deferral:**

Old appearance, compromised protection of wall surfaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$74,099	High

**Updated:** FEB-06

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

Mosaic tile at urinal areas of group Washrooms.

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

**C3020.03 Terrazzo Floor Finishes\***

Terrazzo finish/base at Corridors, Washrooms, Locker/Shower areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	70	FEB-06

**Event:** **Repair damaged terrazzo finish following correction of floor settlement.**

**Concern:**

Large cracks at Corridors areas where settlement has occurred.

**Recommendation:**

Repair areas (entire sections to minimize patched appearance) following correction of floor settlement issue. Allow 80 m2 area.

**Consequences of Deferral:**

Poor appearance, difficulty in maintenance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$27,359	Low

**Updated:** FEB-06

**C3020.04 Wood Flooring\*\***

Wood strip flooring at Gym in acceptable condition. Wood strip flooring at Stage in marginal condition.

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

**Event:** **Re-finish wood flooring at Stage.**

**Concern:**

Varnish finish at Stage in marginal condition, worn and scratched.

**Recommendation:**

Re-finish wood floor. Approx. 120 m2 area.

**Consequences of Deferral:**

Surface wear will increase without adequate protection.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$6,840	Low

**Updated:** FEB-06

**C3020.07 Resilient Flooring\*\***

Resilient tile and sheet flooring at west wing Classrooms in marginal condition. Newer resilient sheet finish at Staffroom in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	FEB-06

**Event:** Replace existing worn flooring at west wing Classrooms.

**Concern:**

Original flooring at west wing Classrooms discoloured, poorly maintained, with miscellaneous damages.

**Recommendation:**

Replace Classroom flooring. Areas at west wing require asbestos abatement procedures. Approx. 1300 m2 area.

**Consequences of Deferral:**

Poor appearance, increasing repair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$79,798	Medium

**Updated:** FEB-06

**C3020.08 Carpet Flooring\*\***

Carpet finish at Offices, north-south wing Classrooms, Library, Music room. All in marginal condition except Office carpet in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	FEB-06

**Event:** Replace existing carpet with resilient flooring.

**Concern:**

Carpet finish at Classrooms, Library, 2nd floor Music room in worn, rough condition.

**Recommendation:**

Replace existing with carpet in Library, Music rooms (approx. 200 m2 area), resilient flooring in Classrooms (approx. 900 m2 area)

**Consequences of Deferral:**

Difficult to maintain and sanitize, poor appearance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$59,279	High

**Updated:** NOV-06



**C3030.01 Concrete Ceiling Finishes\***

Painted concrete ceiling at Basement.

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

**C3030.03 Plaster Ceiling Finishes\***

Plaster ceiling at Washrooms, Stage, approx. 4 Classrooms.

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

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

Suspended acoustic ceiling at Offices, 2nd floor Music room.

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

**C3030.07 Interior Ceiling Painting\*\***

Painted plaster ceiling at Washrooms, approx. 4 Classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	FEB-06

**Event: Re-paint existing plaster ceiling areas.****Concern:**

Paint finish at ceilings is fading, discoloured, flaking.

**Recommendation:**

Re-paint existing plaster ceilings. Approx. 400 m2 area.

**Consequences of Deferral:**

Continued deterioration, poor appearance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$5,472	Low

**Updated:** FEB-06**C3030.09 Other Ceiling Finishes\***

Tentest ceiling finish at most Classrooms, Gymnasium. Discoloured but secure.

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

## S4 MECHANICAL

### D2010.01 Water Closets\*\*

Floor mounted water closets with flush valves and main floor and floor mounted water closets with flush tanks on second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	FEB-06

**Event:** **Replace water closets.**

**Concern:**

Existing water closets are very old and in poor condition.

**Recommendation:**

Replace water closets with new units. Estimate 25 water closets affected @ \$1000. per water closet.

**Consequences of Deferral:**

Water closets could fail and leak.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$28,499	High

**Updated:** FEB-06

### D2010.02 Urinals\*\*

Floor mounted urinals with flush tank on main floor and wall mounted urinals with flush valve on second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	FEB-06

**Event:** **Replace urinals.**

**Concern:**

Existing urinals are very old and in poor condition.

**Recommendation:**

Replace urinals with new. Estimate that 25 urinals required @ \$2500. per urinal.

**Consequences of Deferral:**

Units could fail and leak.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$71,249	High

**Updated:** FEB-06

**D2010.03 Lavatories\*\***

Wall hung china lavatories on main floor and recessed enameled steel on second floor.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	30	JUN-06

**Event:** **Replace lavatories.****Concern:**

Lavatories are very old and in poor condition.

**Recommendation:**

Replace lavatories with new. Estimate 25 lavatories affected @ \$2000. per lavatory

**Consequences of Deferral:**

Units could fail and leak.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2006	\$56,999	High

**Updated:** FEB-06

**D2010.04 Sinks\*\***

Stainless steel sink in staff room and cast iron janitor sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	FEB-06

**Event: Replace janitor sinks.****Concern:**

Janitor sinks are very old and in poor condition.

**Recommendation:**

Replace sinks and taps with new floor mounted service sinks.

Estimate cost as being 2 sinks @ \$3000. per sink.

**Consequences of Deferral:**

Units could fail and leak.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$6,840	High

**Updated:** FEB-06

**Event: Replace staff room stainless steel sink.****Concern:**

Sink is very old and in poor condition.

**Recommendation:**

Replace sink and taps with new. One sink required.

**Consequences of Deferral:**

Unit could fail and leak.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$2,280	High

**Updated:** FEB-06

**D2010.05 Showers\*\***

Gang type showers in boy's change room and stall type showers in girl's change room. Showers have Symmons shower valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	FEB-06

**Event: Replace boy's showers.****Concern:**

Boy's showers no longer comply with code as showers all drain to floor drain located in center of shower room.

**Recommendation:**

Redo drainage to shower to comply with code.

**Consequences of Deferral:**

Code requirement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$11,400	High

**Updated:** FEB-06

**D2010.08 Drinking Fountains / Coolers\*\***

Refrigerated and china drinking fountains in corridors.

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

**D2020.01.01 Pipes and Tubes: Domestic Water\***

Appears to be copper.

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

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

Backflow preventor provided to fire line and boiler make-up.

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

**D2020.02.02 Plumbing Pumps: Domestic Water\*\***

Two B&G pumps for hot water recirculation to plumbing fixtures and domestic hot water storage tank.

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

**D2020.02.03 Water Storage Tanks\*\***

Vertical type domestic hot water storage tank, capacity unknown, 1988 manufacturing date.

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

**D2020.02.06 Domestic Water Heaters\*\***

A.O. Smith hot water heater, 71 gal, 120 MBH, appears new in 2002.

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

**D2020.03 Water Supply Insulation\*: Domestic**

Piping insulated with fiberglass pipe insulation.

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

**D2030.01 Waste and Vent Piping\***

Appears to be cast iron.

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

**D2030.03 Waste Piping Equipment\***

Sump pump located in basement mechanical room for service to weeping tile.

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

**D2040.01 Rain Water Drainage Piping Systems\***

Appears to be cast iron.

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

**D2040.02.04 Roof Drains\*\***

Dome type roof drains on roof with at least one roof drain per roof section.

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

**D3010.02 Gas Supply Systems\***

Schedule 40 steel piping from gas meter located in basement mechanical room.

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

**D3020.01.01 Heating Boilers & Accessories: Steam\*\***

Two Cleaver Brooks 2000 MBH steam boilers located in basement mechanical room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	35	FEB-06

**Event: Replace steam boilers.****Concern:**

Existing two steam boilers are old and in poor condition.

**Recommendation:**

Replace two steam boilers with new boilers sized for operation on hot water. Estimate cost as being 2 boilers x \$150,000. per boiler.

**Consequences of Deferral:**

Units could fail and leave building without heat source.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2006	\$341,993	High

**Updated:** FEB-06

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

Galvanized steel combustion air duct

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	35	FEB-06

**D3020.01.04 Water Treatment: Steam Boilers\***

System treated with chemicals.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	35	FEB-06

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

No ventilation system in building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	30	FEB-06

**Event:** **Provide ventilation system to building.**

**Concern:**

A ventilation system does not exist in building. No ventilation provided to areas.

**Recommendation:**

Provide roof top mounted ventilation unit. Estimate cost as being 4 units @ \$100,000. per unit.

**Consequences of Deferral:**

Code requirement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$455,991	High

**Updated:** FEB-06

**D3040.01.04 Ducts: Air Distribution\***

No supply air ductwork

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	50	FEB-06

**Event:** **Provide supply air ductwork.**

**Concern:**

No ventilation system to building.

**Recommendation:**

Provide duct distribution system with grilles, all connected to new air handling unit. Estimate cost as being \$120.00/SM x 4753 SM building area.

**Consequences of Deferral:**

Code requirement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$650,357	High

**Updated:** FEB-06



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

Schedule 40 steam piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	FEB-06

**Event: Replace steam heating lines.****Concern:**

Existing steam heating lines are very old and in poor condition.

**Recommendation:**

Replace steam lines with new lines sized for operation on hot water. Estimate cost as being \$90.00/SM c 4753 SM building area.

**Consequences of Deferral:**

Lines could fail and leak.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$487,683	High

**Updated:** FEB-06

**D3040.04.01 Fans: Exhaust\*\***

Four dog houses on roof with centrifugal exhaust fans and two dome type exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	FEB-06

**Event: Replace exhaust fans.****Concern:**

Exhaust fans very old and in poor condition. These should be replaced in conjunction with new building ventilation system.

**Recommendation:**

Replace exhaust fans with new. Estimate cost as being 6 fanx @ \$8,000. each.

**Consequences of Deferral:**

Units could fail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$54,719	High

**Updated:** FEB-06

**D3040.04.03 Ducts: Exhaust\***

Galvanized steel exhaust ducts.

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

**Event: Replace exhaust duct system.****Concern:**

Exhaust duct system does not contain any fire dampers plus does not extend into all rooms requiring exhaust ventilation.

**Recommendation:**

Replace duct system in conjunction with building ventilation system. Estimate cost as being \$50.00/SM x 4753 SM building area.

**Consequences of Deferral:**

Code requirement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$270,916	High

**Updated:** FEB-06

**D3040.04.05 Air Outlets and Inlets: Exhaust\***

Door and wall mounted grilles.

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

**Event: Replace exhaust grilles.****Concern:**

Grilles are very old and in poor condition.

**Recommendation:**

Replace grilles with new in conjunction with building exhaust system. Estimate cost as being \$5.00/SM x 4753 SM building area.

**Consequences of Deferral:**

Old grilles will remain.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$27,359	High

**Updated:** FEB-06

**D3050.05.01 Convector\*\***

Steam convectors located in most rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	FEB-06

**Event: Replace convectors units.****Concern:**

Existing convectors units are old and in poor condition.

**Recommendation:**

Replace convectors with new units sized for operation on hot water. Estimate cost as being \$60.00/SM x 4753 SM building area.

**Consequences of Deferral:**

Units could fail and leak.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$324,894	High

**Updated:** FEB-06

**D3050.05.02 Fan Coil Units\*\***

Force flow units in entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	FEB-06

**Event: Replace force flow units.****Concern:**

Existing force flow units are very old and in poor condition.

**Recommendation:**

Replace units with new units sized for operation on hot water. Estimate that 8 units required @ \$5,000. per unit.

**Consequences of Deferral:**

Units could fail and leak.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$45,599	High

**Updated:** FEB-06

**D3060.02.02 Pneumatic Controls\*\***

Pneumatic thermostats and zone valves to steam units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	FEB-06

**Event:** Replace pneumatic thermostats and control valves.

**Concern:**

Pneumatic thermostats and control valves are very old and in poor condition.

**Recommendation:**

Replace with new. Estimate costs as being \$25.00/SM x 4753 SM building area.

**Consequences of Deferral:**

Controls and valves will start to fail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$135,657	High

**Updated:** FEB-06

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

No energy management system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	FEB-06

**Event:** Provide building DDC system.

**Concern:**

No DDC system to control building mechanical system. Present system appears to be manually controlled.

**Recommendation:**

Provide DDC system to building mechanical. Estimate cost as being \$15.00/SM x 4753 SM building area.

**Consequences of Deferral:**

Poor mechanical controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$81,280	High

**Updated:** FEB-06

**D4020 Standpipes\***

Fire hose standpipes and cabinets located in corridors.

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

**D4030.01 Fire Extinguisher, Cabinets and Accessories\*\***

ABC type fire extinguishers installed in fire hose cabinets.

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

## S5 ELECTRICAL

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

120/208V/3PH/4W built-up main distribution system with 400 amp main fused switch and CDP panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	FEB-06

**Event:** Replace main power service switchgear.

**Concern:**

Main service switchgear is very old, in poor condition, and is loaded to capacity with no spare spaces.

**Recommendation:**

Replace switchgear with new main distribution switchboard. Also provide new main service feeder.

**Consequences of Deferral:**

System could fail leaving building without power.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$170,997	High

**Updated:** FEB-06

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

ITE branch circuit panelboards located throughout school.

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

**Event:** Replace branch circuit panelboards.

**Concern:**

Branch circuit panelboards are very old, in poor condition, and filled to capacity with no spares.

**Recommendation:**

Replace panelboards and feeders with new. Estimate that 10 panelboards affected @ \$6,000. per panelboard.

**Consequences of Deferral:**

Units could fail and become a fire hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$68,399	High

**Updated:** FEB-06

### D5010.07.02 Motor Starters and Accessories\*\*

Manual motor starters to motors.

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

**D5020.01 Electrical Branch Wiring\***

Wiring installed in conduit. Many old bakelite electrical devices.

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

**Event: Replace existing wiring and devices.****Concern:**

Existing wiring is very old and in poor condition. Electrical devices also very old and in poor condition.

**Recommendation:**

Replace existing wiring and devices. Estimate cost as being \$50.00/SM x 4753 SM building area.

**Consequences of Deferral:**

Wiring could fail and become a fire hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$270,973	High

**Updated:** FEB-06

**D5020.02.01 Lighting Accessories (Lighting Controls)\***

Light switches provided in each room.

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

**D5020.02.02.01 Interior Incandescent Fixtures\***

Incandescent light fixtures provided in storage and service rooms.

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

**D5020.02.02.02 Interior Florescent Fixtures\*\***

Pendant hung and surface mounted T12 type fluorescent lighting throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	FEB-06

**Event: Replace fluorescent light fixtures with new.****Concern:**

Existing fluorescent light fixtures are very old and in poor condition with yellowing lens and housing.

**Recommendation:**

Replace fixtures with new energy efficient fluorescent light fixtures using T8 lamps and electronic ballasts. Estimate 1500 fixtures required @ \$200. per fixture.

**Consequences of Deferral:**

Fixtures will begin to fail and provide poor lighting levels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$341,993	High

**Updated:** FEB-06

**D5020.02.03 Emergency Lighting\***

DC type emergency lighting system DC battery packs, remote heads, and exit signs.

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

**Event: Replace emergency lighting system.****Concern:**

Existing emergency lighting system is very old, in poor condition, and does not provide emergency lighting to code standards.

**Recommendation:**

Replace emergency lighting system with new system designed to comply with current codes. Estimate cost as being \$20.00/SM x 4753 SM building area.

**Consequences of Deferral:**

Life safety requirement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$108,298	High

**Updated:** FEB-06



**D5020.03.01.01 Exterior Incandescent Fixtures\***

Incandescent light fixtures located by building entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	FEB-06

**Event:** Replace incandescent light fixtures with HPS light fixtures.

**Concern:**

Existing incandescent light fixtures are old and in poor condition.

**Recommendation:**

Replace fixtures with HPS light fixtures. Estimate that 15 fixtures affected @ \$800.00 per fixture.

**Consequences of Deferral:**

Fixtures will fail and could become a fire hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$13,680	High

**Updated:** FEB-06

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

Wall mounted HPS light fixtures located along building exterior.

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

**D5020.03.02 Lighting Accessories (Lighting Controls)\***

Fixtures photocell controlled.

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

**D5030.01 Detection and Fire Alarm\*\***

Mixture of fire alarm components with mostly Edwards fire devices and a Cerberus Pyrotronics main fire alarm panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	FEB-06

**Event:** Replace existing fire alarm system.

**Concern:**

Existing fire alarm system is very old, in poor condition, and fire detection devices not provided in all areas as required by code.

**Recommendation:**

Replace complete fire alarm system with new system designed to comply with current codes. Estimate cost as being \$22.00/SM @ 4753 SM building area.

**Consequences of Deferral:**

Life safety concern.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$119,242	High

**Updated:** FEB-06

**D5030.02.02 Intrusion Detection\*\***

Basic security system with alarm keypad, motion sensors, and door contacts.

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

**D5030.03 Clock and Program Systems\*\***

Mixture of 120VAC and battery operated clocks. Class change through Simplex 2350 master time clock.

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

**D5030.04.01 Telephone Systems\*\***

Nortel telephone system with telephone in each classroom.

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

**D5030.04.02 Paging Systems\***

Paging system with amplifier located in basement electrical room, and speakers located in each classroom and corridor.

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

**D5030.04.04 Data Systems\*\***

Cat 5 data system with wiring installed to main hub located in server room.

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

**D5030.05 Public Address and Music Systems\*\***

Sound system provided to gym with amplifier located on stage.

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

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1090.04 Residential Equipment\*

Fridges, range, dishwasher, located in Staffroom appear to be in working order.

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

### E1090.07 Athletic, Recreational, and Therapeutic Equipment\*

Basketball backstops painted wood on metal frame, volleyball floor receptacles.

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

### E2010.02.03 Display Casework

Painted wood display casework with sliding glass front located at main entrance.

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

### E2010.02.07 Kitchen Casework\*

Painted wood casework with plastic laminate countertop at Staffroom kitchen area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	FEB-06

### E2010.02.09 Library Casework\*

Painted and varnished wood storage shelving at Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	FEB-06

### E2010.02.99 Other Casework\*

Varnished wood storage cabinets/cupboards at Office area.

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

**E2010.03.01 Blinds\*\***

Horizontal blinds at majority of Classroom windows, Staffroom and glass block windows at upper Gym walls, in marginal condition. Vertical fabric blinds at Office area in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	FEB-06

**Event: Replace existing horizontal blinds.****Concern:**

Horizontal blinds generally damaged, discoloured.

**Recommendation:**

Replace with new blinds when windows replaced.

**Consequences of Deferral:**

Poor appearance, function due to damages and discolouration.  
Approx. 720 m2 area

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$165,297	Medium

**Updated:** FEB-06

**E2010.03.06 Curtains and Drapes\*\***

Fabric curtains at most Classrooms at north-south wing, Stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	FEB-06

**Event: Replace curtain at Stage, remove curtains at Classrooms.****Concern:**

Existing fabric curtain at Stage tattered, worn. Classroom curtains in acceptable condition but do not match.

**Recommendation:**

Replace existing Stage curtain. Remove Classroom curtains when new blinds installed.

**Consequences of Deferral:**

Poor appearance, function of Stage curtain. Poor appearance of Classroom curtains, not required when blinds are replaced.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$2,850	Low

**Updated:** FEB-06

**F2020.01 Asbestos\***

Asbestos survey conducted in 2001 identified asbestos in mechanical piping, some flooring.

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

**Event:** **Remove asbestos materials identified in Crawl space.**

**Concern:**

Recommendations of asbestos survey to remove piping, materials in Crawl space tunnels has not been carried out.

**Recommendation:**

Carry out recommendations to remove pipe insulation, fittings, materials in Crawl spaces.

**Consequences of Deferral:**

Removal will eventually need to take place whether school remains occupied as is, redeveloped, or demolished.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2006	\$20,520	Low

**Updated:** FEB-06

**F2020.04 Mould\***

Mould or conditions favourable to the development of mould were not observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	FEB-06

## S8 FUNCTIONAL ASSESSMENT

### K40 Current Code Issues

No significant concerns with relation to exit distances/widths, fire separations. Classroom doors with transfer grilles/clear glazed transoms, and wood supports for clothes hooks located along Corridor should be reviewed with Fire Dept. for acceptability.

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

### K4010.01 Barrier Free Route: Parking to Entrance

Route from parking area to services entrance requires some grading of asphalt and adjustment of landing elevation for barrier-free access.

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

**Event:** Adjust grades at service entrance for barrier-free access.

**Concern:**

Closest entrance to vehicle parking area is service entrance; adjustment of asphalt elevations and concrete landing height required for barrier-free access.

**Recommendation:**

Revise paving elevations to achieve barrier-free access.

**Consequences of Deferral:**

Barrier-free accessibility is limited for physically disabled staff.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$6,840	Low

**Updated:** FEB-06

### K4010.02 Barrier Free Entrances

Front entrance on west side and entrance on east side barrier-free in terms of elevation; no automatic door operation.

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

**Event:** Provide automatic main entrance door operation.

**Concern:**

No automatic door operation at main entrance.

**Recommendation:**

Provide automatic door operation to one door leaf.

**Consequences of Deferral:**

Access is more difficult for physically disabled users.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$2,850	Low

**Updated:** FEB-06

**K4010.03 Barrier Free Interior Circulation**

Instructional, administrative and staff spaces are barrier-free with exception of 2 Classrooms at north end, Stage and 2nd floor Music room..

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

**Event:** **Provide lifts to access 2nd floor, Stage and north end Classrooms.**

**Concern:**

Second floor Music room, Stage and 2 Classrooms are only accessible by stairs.

**Recommendation:**

Provide lifts to access 2nd floor, Stage and Classrooms.

**Consequences of Deferral:**

Areas will remain inaccessible to physically disabled students, staff and visitors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$74,099	Low

**Updated:** FEB-06

**K4010.04 Barrier Free Washrooms**

Barrier-free stalls located at north end Washrooms. Additional grab bars required.

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



**Facility Details****Building Name:** Griesbach School**Address:****Location:** Edmonton**Building Id:** S3140**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:****Evaluation Date:** November 4 2005**Evaluator Name:****Total Maintenance Events Next 5 years:** **\$25,650****5 year Facility Condition Index (FCI):** **0%****General Summary:**

Site components are generally in adequate condition. Recommended work includes wheel curbs and concrete pad to improve the vehicle parking area, replacement of deteriorated sections of concrete paving, provision of identification signage along 102A Street, and removal of abandoned vehicle plug-ins and pedestals on east side of school.

**Structural Summary:****Envelope Summary:****Interior Summary:****Mechanical Summary:****Electrical Summary:****Rating Guide**

<b>Condition Rating</b>	<b>Performance</b>
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

### G2010.02.02 Flexible Pavement Roadway (Asphalt)\*\*

Asphalt paved roadway access to vehicle parking on north side of building.

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

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

Concrete curbs along asphalt paved road access to vehicle parking from 102A Street. Some deterioration, but stable.

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

### G2020.02.02 Flexible Paving Parking Lots(Asphalt)\*\*

Asphalt paved vehicle parking area on north side of school, needs concrete pad and wheel stops.

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

**Event:** Provide wheel curbs for vehicle parking along exterior wall, and concrete pad for waste collection vehicles.

**Concern:**

Vehicles park against exterior wall of school without barriers/guards; asphalt paving in front of refuse containers subject to damage from waste collection vehicles.

**Recommendation:**

Provide wheel curbs along school wall to prevent damage from vehicle bumpers. Provide concrete pad in front of refuse containers.

**Consequences of Deferral:**

High risk of damage to exterior wall and asphalt paving.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$7,410	Low

**Updated:** FEB-06

### G2020.06 Parking Lot Appurtenances

Concrete pedestal supported plug-ins along east side where vehicle parking was re-located from. See recommendation for removal under G4010.04 Car plug-ins.

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

**G2030.02.02 Asphalt Pedestrian Pavement\*\***

Asphalt paved surface on west side of building and east side south of Gym.

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

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

Concrete walk on all sides of building.

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

**Event: Replace deteriorated sections of concrete walk.****Concern:**

Sections of concrete pavement at west end of school and east side of Gym, are worn, with rough surfaces.

**Recommendation:**

Replace sections with new concrete paving. Approx. 40 m2 area.

**Consequences of Deferral:**

Exposed aggregate surface will deteriorate rapidly.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$18,240	Low

**Updated:** FEB-06

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

Concrete steps/landing at west entrances including main entrance, south entrance, east and north exterior entrance/exits. Concrete ramps c/w painted railing on east and west (main) entrances. Some repair required at end of curbs on east side ramp.

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

**G2040.04 Athletic and Recreational Equipment\***

Painted metal basketball backstops at asphalt paved area, baseball diamond backstops at fields, playground west of school.

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

**G2040.05 Site and Street Furnishings\***

Painted boot scrapers at entrances; painted metal bicycle racks on west side.

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

**G2040.06 Exterior Signs\***

Permanent freestanding wood site sign on west (main) entrance with raise metal letters; temporary announcement sign on east side yard.

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

**Event:** Provide signage to identify school from 102 A Street.

**Concern:**

No identification from main road/pedestrian access on east side.

**Recommendation:**

Provide signage to identify school from 102A Street. Freestanding or wall signage.

**Consequences of Deferral:**

Identification difficult for visitors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Upgrading	2006	\$2,850	Medium

**Updated:** FEB-06

**G2040.08 Flagpoles\***

Painted metal flagpole at centre of former circular drive on west side. Requires re-painting.

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

**G2050.04 Lawns and Grasses\***

Open fields on west side of school beyond snow fencing, with some newly seeded areas, current utilization unconfirmed. Yard setback from 102A Street with lawn.

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

**G2050.05 Trees, Plants and Ground Covers\***

Sparsely planted, with some mature deciduous trees on east and west sides of building.

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

**G3010.02 Site Domestic Water Distribution\***

101 mm main water service to building connected to local municipal utility in street.

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

**G3020.01 Sanitary Sewage Collection\***

Main sewer service connected to City municipal service in street.

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

**G3030.01 Storm Water Collection\***

Main storm service to building with connection to local municipal service in street.

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

**G3060.01 Gas Distribution\***

Underground natural gas service to building connected to ATCO gas service in street.

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

**G4010.02 Electrical Power Distribution Lines\***

Underground 120/208V/3PH/4W main power service from pad mounted transformer located on north side of building.

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

**G4010.04 Car Plugs-ins\***

Seven concrete posts on east side of the building no longer used due to new roads in area. 8 wall mounted receptacles on north side of building providing service to 16 stalls.

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

**Event:** **Remove concrete parking posts on east side of building.**

**Concern:**

Concrete parking pedestals no longer used, are in poor condition, and present a safety hazard.

**Recommendation:**

Remove pedestals and make safe associated wiring. Estimate cost as being 7 pedestals x \$1200. per pedestal

**Consequences of Deferral:**

Life safety concern.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$9,576	High

**Updated:** FEB-06

**G4030.02 Site Voice and Data\***

Underground main telephone service from TELUS.

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