RECAPP Facility Evaluation Report

Kildare Elementary School

B3182A
Edmonton

Report run on: January 30, 2006 2:22 PM

Facility Details

Building Name: Kildare Elementary School
Address: 7525 - 144 Avenue
Location: Edmonton

Building Id: B3182A
Gross Area (sq. m): 0.00
Replacement Cost: $7,071,642
Construction Year: 0

Evaluation Details

Evaluation Company: Lotus Architecture
Evaluation Date: December 1 2004
Evaluator Name: Mr. Tonu Mitra

Total Maintenance Events Next 5 years: **$390,960**
5 year Facility Condition Index (FCI): **5.53%**

General Summary:

Kildare Elementary School is one story building with flat roof and dark brown brick exterior. The building is comprised of three distinct sections: the central portion (housing classrooms, administration and a Library) is circular. The west portion (containing a Gymnasium, Boiler Room and various ancillary spaces) is basically rectangular with curved front wall. The two sections are separated by the main entrance vestibule. The east section (with four classrooms) follows the curved profile of the circular building and is separated by a corridor.
The building structure is made of concrete piles and grade beam foundations, load bearing concrete block walls and steel columns, steel roof joists and steel roof deck.

The original building, comprising of circular building and the west Gymnasium portion was built in 1968. The four classrooms were added on the east in 2002. Two portables are located to the SW of the school building. They were built in 1992 and 1994.

The total area is 3,357.90 sq. m. It is based on Edmonton Public Schools' 2004 Room Data figures and includes 4 new classrooms built in 2002 @ 79.50 sq.m. each. With two portables @ 84 sq.m. each, the Total Area would be: 3,525.90 sq.m.

Capacity: 570 Current enrolment: 535

The roof was replaced in 2002 together with complete interior upgrading. Several outstanding issues, however, still need to be addressed. These include replacement of exterior entrance doors, windows, provision of a handicap entrance and new vestibules. Ceiling and floor tiles containing asbestos were not replaced completely. The ones, that are left, are in good condition. Furnaces need to be replaced in portables, otherwise the two portables are in good condition.

The overall rating is 'good' (5).

Structural Summary:

Concrete piles and grade beam foundations. Concrete slab on grade floors. Concrete block load bearing walls, interior steel columns, steel roof joists and steel roof deck.
Minor hair line cracks in concrete block walls, otherwise building structure is in good condition.
Overall rating: 'Good' (5).

Envelope Summary:

Exterior walls are cavity wall system, consisting of exterior brick and interior load bearing concrete block back up walls.
The original roof was replaced in 2002 with 2 ply SBS system. Original aluminum windows and exterior doors with sidelites.
All aluminum windows and exterior entrance doors should be replaced. A handicap entrance should be incorporated in to the north secondary entrance.
Overall rating: 'Acceptable' (4).

Interior Summary:

Interior walls include, painted concrete block walls, steel studs and painted gypsum board walls and demountable walls with tack able vinyl surfaces. Interior doors are mostly solid core wood and hollow metal doors on steel frames. New carpet and linoleum flooring and original vinyl asbestos tiles. Majority of ceilings incorporate suspended T-Bar and painted drywall. New or upgraded casework throughout.
The building interior was completely upgraded in 2002. Majority of interior materials and finishes are new. Materials that

have been reused , are in good condition. Asbestos containing ceiling and floor tiles have been replaced in the central portion.
Music Room should incorporate sound abatement.
Overall rating: 'Good' (5).

Mechanical Summary:

The heating system in the school is in acceptable condition as is the plumbing system. The plumbing fixtures are flush tank fixtures but are in acceptable condition. The ventilation system should be replaced to allow for increased outdoor air quantities. Overall the school is in acceptable condition (4).

Electrical Summary:

The school is in fair condition and is well maintained. The lighting levels are adequate in all areas. All original fixtures have been replaced with energy efficient ballasts and T8 Lamps, as well as exit lights have been upgraded to LED type. The exterior lighting requires upgrading for security purposes. (Rating 5).

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

S1 STRUCTURAL

A1010 Standard Foundations*

(1968)(2002) Concrete grade beams and piles.

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

A1030 Slab on Grade*

(1968)(2002) Concrete slab on grade throughout. Minor hair line cracks in Boiler Room slab. Slabs should be extended to incorporate two new vestibules - see K40 Code Issues.

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

B1010.01 Floor Structural Frame*(Building Frame)

(1968)(2002) Combination of steel frame structure and load bearing concrete block walls.

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

B1010.02 Structural Interior Walls Supporting Floors*

(1968) Load bearing concrete block walls.

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

B1010.05 Mezzanine Construction*

(I968) Mezzanine adjacent to the stage structural concrete slab supported by load bearing concrete block walls.

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

B1010.06 Ramps: Exterior*

(1968) A sidewalk raised like ramp to the handicap entrance in the middle of the round section of the building. A temporary asphalt stoop like short ramp at south doors of the main entrance Foyer.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

B1010.09 Floor Construction Fireproofing*

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

B1010.10 Floor Construction Firestopping*

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

B1020.01 Roof Structural Frame*

(1968)(2002) Open web steel joist and steel roof decks, bearing on steel internal columns, concrete block walls and exterior load bearing concrete block walls.

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

B1020.04 Canopies*

(1968)(2002) Recessed canopies at roof level, framed with steel extended roof structure framing.

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

B1020.06 Roof Construction Fireproofing*

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

(1968)(2002) 90 mm dark brown brick exterior skin as part of the cavity wall system.

Rating	Installed	Design Life	Updated
5 - Good	0	75	DEC-04

B2010.01.06.03 Metal Siding*

(2002) New metal cladding on the upper portions of gymnasium.

Rating	Installed	Design Life	Updated
6 - Excellent	0	40	DEC-04

B2010.01.09 Expansion Control: Exterior Wall Skin*

(1968)(2002)

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

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

(1968)(2002) In older portion caulking around windows have shrunk. They should be recaulked with new window installation in the future - B2020.01.01.02 - Aluminum Windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

B2010.01.99 Other Exterior Wall Skin*

(1968) Transite panels under windows in original building may contain asbestos and should be replaced with new window installation - see 2020.01.01.02 Aluminum Windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

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

(1968)(2002) 200 mm concrete block load bearing back up walls, as part of the cavity wall system.

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

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

(1968)(2002)

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

B2010.06 Exterior Louvers, Grilles, and Screens*

(1968)(2002) Paint on vertical wood louvres, in front of windows of the original building, have started to deteriorate. Should be sanded and repainted as regular maintenance.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

B2010.09 Exterior Soffits*

(1968)(2002) Perforated prefinished metal soffits.

Rating	Installed	Design Life	Updated
5 - Good	0	20	DEC-04

B2020.01.01.02 Aluminum Windows*

(2002) New aluminum windows in addition. Anodized aluminum frame, thermally broken with sealed double glazing.

Rating	Installed	Design Life	Updated
6 - Excellent	0	35	DEC-04

B2020.01.01.02 Aluminum Windows*

(1968) Original aluminum windows, consisting of two separated aluminum sections with field glazing. Wood framing sections in between. Bottom slider sections. Painted wood sills.

Rating	Installed	Design Life	Updated
3 - Marginal	0	35	DEC-04

Event: Replace original windows.

Concern:

Original windows are not energy efficient, there is no effective weather seal. Wood sections between panes have rotted due to condensation and cannot be repaired. Interior surfaces of frames also condensate. Painted wood sills have cracked and starting to rot.

Recommendation:

Replace existing windows with new windows, similar to the ones used in the new addition, complete with new sills. (16 windows). Includes cost of demolition of transite panel walls below 14 windows and rebuilding of exterior walls.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2008	$32,400	Low

Updated: March 4 2005

B2030.01 Exterior Entrance Doors

(1968) Single leaf aluminum doors at the main entrance and double leaf doors at other entrances fully or upper half glazed, on aluminum frames, complete with transome and sidelites (georgian wired glass) and weather stripping. Aluminum and wood thresholds. Other hardware includes closers, lock sets, pull bars and push plates and panic sets. One rear door at the main entrance has automatic opener - see also K4010.02 Barrier Free Entrances.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Replace all original exterior doors.

Concern:
Original exterior doors are not insulated. Frost build up on door surfaces reported. Wood threshold at the rear entrance doors is rotting. Old hardware and not compatible with the remaining upgraded areas.

Recommendation:
Exterior entrance doors, frames and sidelites should be replaced with new insulated steel doors and frames with new hardware and sealed glazing. Two additional entrance doors with sidelites have been included in the new vestibule costs - see K40 Code Issues.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2007	$75,600	Low

Updated: March 4 2005

B2030.01 Exterior Entrance Doors

(2002) Double leaf insulated steel doors on steel frames, complete with panic sets, closers, kick plates and weather stripping, at the end of corridors between the new addition and existing building.

Rating	Installed	Design Life	Updated
6 - Excellent	0	30	DEC-04

B2030.02 Exterior Utility Doors*

(1968) Single leaf steel doors and frames, complete with weather stripping, thresholds, locksets. Exterior Gymnasium doors have panics - see also K40 Code Issues. Roof access door is insulated steel on steel frame of custom size (1500 x 900 mm).

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

B3010.01 Deck Vapor Retarder and Insulation*

(2002) New roof assembly components on original steel deck consists of exterior gypsum board sheathing, vapour barrier, EPS insulation tapered to internal drains, fibre board. Roofing assembly would be required for new vestibules - see K40 Code Issues.

Rating	Installed	Design Life	Updated
6 - Excellent	0	0	DEC-04

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

(2002) 2 ply SBS roofing with internal drains. Ponding noted. Large sections of the roof have one internal drain. Additional drains incorporated in Mechanical evaluation. Roof expansion joints. Roofing will have to be extended to new vestibules - see K40 Code Issues.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	DEC-04

B3010.09 Roof Specialties and Accessories*

(2002) Painted steel ladder added to the higher Gymnasium roof. Precast pavers and pressure treated wood blocking under gas lines.
Roof access is provided via a steel ladder to the mezzanine concrete slab near Stage / Arts Room. From this mezzanine a wooden ladder complete with intermediate landing leads to a steel man door to access the roof area.

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

B3020.02.03 Roof Windows (Clearstory)

(1968) Aluminum frame clearstory windows above Library.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

(1968) Concrete block walls (stack bond), and steel stud and gypsum board partitions. Some hairline cracks in block walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

C1010.02 Interior Demountable Partitions*

(1968) Demountable partitions in Classrooms and in hallways in the circular portion of the original building.

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

C1010.03 Interior Operable Folding Panel Partitions*

(1968) A large folding accordion partition divider curtain in Gymnasium. Vinyl fabric covered sound attenuating folding partition in Stage / Arts Room - manual operation.

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

C1010.04 Interior Balustrades and Screens, Interior Railings*

(1968) Painted metal rails with vinyl cap at interior steps in Gymnasium area hallway.

Rating	Installed	Design Life	Updated
5 - Good	0	40	DEC-04

C1010.05 Interior Windows*

(1968) A steel frame on the corridor wall near Gymnasium area; does not have georgian wired glass. Steel frame windows between Computer Room and Library / corridor.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

C1010.06 Interior Glazed Partitions and Storefronts*

(2002) Painted steel frame glazed partitions in Principals' office, Administration entrance and in Library.

Rating	Installed	Design Life	Updated
6 - Excellent	0	40	DEC-04

C1010.07 Interior Partition Firestopping*

(1968)(2002) Concrete block walls in fire separations extend to underside of deck. All other partitions extend to ceilings.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

C1020.01 Interior Swinging Doors*

(1968)(2002) Except in corridors and door to Gymnasium, all doors are single leaf, solid core wood on steel frames (some with upper glazed portions and sidelites). Hardware includes aluminum or plastic kick plates, chrome door knobs with locks and except Classrooms, most doors have closers.
Corridor and Gymnasium doors are double leaf, solid core wood (glazed upper half), on steel frames. Corridor doors have removable mullions. Hardware includes Door stops, kick plates, closers push plates and pull bars.

Rating	Installed	Design Life	Updated
5 - Good	0	50	DEC-04

C1020.02 Interior Entrance Doors*

(1968) Two doors at the main entrance Foyer, separating Classroom and Gymnasium areas. Hollow metal doors, on steel frames with central removable mullions, one pair with upper half glazed. Hardware include panics, closers, kick plates and magnetic hold open devices.

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	DEC-04

Event: Provide interior entrance doors at secondary entrances.

Concern:

The north and south corridors (in the middle of circular building) have no vestibules. Exterior aluminum doors leak air and hallways are cold.

Recommendation:

Create vestibules at north and south secondary entrances by adding interior entrance doors in corridors, complete with sidelites and transome to suit existing corridors. (Existing exterior doors to be replaced - see B2030.01). Estimate includes cost of partial demolition of demountable side walls and building insulated steel stud walls.

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$16,200	Low

Updated: March 4 2005

C1020.03 Interior Fire Doors*

(1968)(2002) Mostly single leaf hollow metal doors on pressed steel frames. Original east exterior door has been replaced by rated steel double door with fusible link and piano hinges. Boiler room exterior door has alarm contact - see also K40 Code Issues. Double leaf steel door with georgian wired glass, on steel frame in Gymnasium. Most original steel doors are not labeled.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

C1020.05.01 Coiling Doors and Grilles

(1968)(2002) Steel rolling shutter at Kitchen pass-thru is fire rated. Four coiling shutters with fusible links at windows in the core area.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

C1030.01 Visual Display Boards*

(1968)(2002) Chalk boards, white boards, tack boards and map rails throughout in Classrooms. Vinyl surfaced demountable walls are also used as tack boards heavily. Pull down maps in new Classrooms of addition. White board in Staff Room, Computer room and Art Room.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

C1030.02 Fabricated Compartments(Toilets/Showers)*

(2002) All toilet compartments are new.

Rating	Installed	Design Life	Updated
6 - Excellent	0	0	DEC-04

C1030.05 Wall and Corner Guards*

(1968) At several corners of corridor walls.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

C1030.08 Interior Identifying Devices*

(1968)(2002) Combination of lamicoid and cast aluminum signs.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

C1030.12 Storage Shelving*

(1968)(2002) Wood and steel shelving. Three prefabricated wooden storage units to store paper napkins are located in the north corridor. The corridor is also the required fire exit. The storage unit may not be permitted as it restricts the exit width. Metal boot racks at all entrance areas of the original building. Painted Storage units with lockable doors for music instruments in Music Room.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

C1030.14 Toilet, Bath, and Laundry Accessories*

(2002) Stainless steel combination paper towel dispensers and receptacles, tissue paper holders, soap dispensers.

Rating	Installed	Design Life	Updated
6 - Excellent	0	20	DEC-04

C2010 Stair Construction*

(1968) Concrete steps in corridor to Gymnasium. Concrete steps to Gymnasium from Stage / Art Room (both have 6 risers).

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

C2020.05 Resilient Stair Finishes*

(2002) Rubber treads and risers.

Rating	Installed	Design Life	Updated
6 - Excellent	0	20	DEC-04

C2020.08 Stair Railings and Balustrades*

(1968) Flat metal handrail with vinyl cap, anchored to walls with metal brackets.

Rating	Installed	Design Life	Updated
5 - Good	0	50	DEC-04

C3010.01 Concrete Wall Finishes*

(1968)(2002) Except in Boiler and other utility rooms, all concrete blocks were repainted in 2002. Old painted and surfaces in Boiler room have water stains from previous roof leaks.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

C3010.02 Wall Paneling*

(1968) Painted plywood panels (2100 mm high) in Gymnasium walls (repainted in 2002).

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

C3010.04 Gypsum Board Wall Finishes*

(1968)(2002) Painted gypsum board surfaces (repainted in 2002). Original vinyl finish gypsum boards (pin surface) in demountable walls.

Rating	Installed	Design Life	Updated
5 - Good	0	40	DEC-04

C3010.09 Acoustical Wall Treatment*

(1968) Vinyl surface demountable walls in Music Room.

Rating	Installed	Design Life	Updated
3 - Marginal	0	15	DEC-04

Event: Upgrade Music Room acoustics.

Concern:

Existing walls, doors and ceilings do not provide any sound proofing. Extremely loud noises were heard in corridors and other Classrooms.

Recommendation:

Upgrade Music Room acoustically, including sound deadening surfaces on the interior walls and sound masking surfaces on ceilings and acoustic seals on Music Room doors. Input from an acoustic consultant is recommended (fee of $4,000 is included in the estimate).

Type	Year	Cost	Priority
Program Functional Upgrade	2008	$32,400	Low

Updated: March 4 2005

C3010.09 Acoustical Wall Treatment*

(2002) Straw surfaced acoustic panels in upper portions of Gymnasium walls.

Rating	Installed	Design Life	Updated
6 - Excellent	0	20	DEC-04

C3010.13 Wall Trim and Decoration*

(2002) Accent paint stripes and a large painted mural on the walls of the main entrance. Birch chair rails in Administration area and Staff Room.

Rating	Installed	Design Life	Updated
5 - Good	0	10	DEC-04

C3010.14 Other Wall Finishes*

(1968) Original exterior brick surface now becomes interior surface at east addition.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

C3020.01 Concrete Floor Finishes*

(1968) Painted concrete floor in Boiler Room.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	75	DEC-04

C3020.04 Wood Flooring*

(1968) Maple wood flooring in Gymnasium. Wood floors were refinished in 2002.

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

C3020.07.01 Resilient Tile Flooring

(1968) Original tiles in Gymnasium Storage and other utility rooms. Original tiles contain asbestos but are in good condition. All other VATs have been replaced with sheet flooring materials.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

C3020.07.02 Resilient Sheet Flooring

(2002) Original VATs have been replaced with resilient sheet flooring in most areas, including Boys' and Girls' Washrooms, Arts Room / Stage and corridors.

Rating	Installed	Design Life	Updated
6 - Excellent	0	0	DEC-04

C3020.08 Carpet Flooring*

(2002) New carpet in most areas, including old and new Classrooms, Administration area, Music Room, Computer Room and Library. Carpet in corridor of new addition.

Rating	Installed	Design Life	Updated
6 - Excellent	0	10	DEC-04

C3030.01 Concrete Ceiling Finishes*

(2002) Painted concrete ceilings in Gymnasium Storage.

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

C3030.03 Plaster Ceiling Finishes*

(1968) Plaster ceiling in Boiler Room, not painted.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

C3030.04 Gypsum Board Ceiling Finishes*

(2002) Painted gypsum board ceilings in Gymnasium, Library, washrooms, corridor of new addition and west entrance, Storage and Supply, and other utility rooms. Corridor bulkheads.

Rating	Installed	Design Life	Updated
5 - Good	0	50	DEC-04

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

(1968)(2002) 600 x 600 mm suspended T-Bar ceilings in most areas. Original tiles contain small traces of asbestos. Up to 40% of existing ceiling tiles were replaced in 2002. The remaining original tiles are in good condition. Suspended T-Bar ceilings in Classrooms of new addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	DEC-04

C3030.08 Ceiling Trim and Decoration*

(2002) Painted drywall ceiling borders in corridors.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

C3030.09 Other Ceiling Finishes*

(1968) Exposed steel deck and steel joists in mezzanine.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

S4 MECHANICAL

D2010.01 Water Closets*

(1968) Floor mounted flush tank water closets throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.02 Urinals*

(1968) Floor mounted flush tank throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.03 Lavatories*

(1998) Countertop stainless steel with single faucet, pushbutton, spring loaded brass.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.04 Sinks*

(1968)(2002) Stainless steel with standard "kitchen" type brass in classrooms and staff room. Not all classrooms have sinks. Lab type cup sinks with gooseneck brass in stage "classroom".

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.08 Drinking Fountains / Coolers*

(1968) Wall hung china in general areas. Not all classroom sinks have bubblers.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2020.01.01 Pipes and Tubes: Domestic Water*

(1968)(2002) Copper piping throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

D2020.01.02 Valves: Domestic Water

(1968)(2002) Mixed manufacture gate valves.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D2020.01.03 Piping Specialties (Backflow Preventors)*

(1968) Backflow preventer for makeup to expansion tanks.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Relocate backflow preventer.

Concern:
Backflow preventer located in close proximity to C/A opening and freezes at times.

Recommendation:
Relocate backflow preventer and associated piping away from C/A opening.

Type	Year	Cost	Priority
Repair	2006	$3,240	Low

Updated: March 4 2005

D2020.02.02 Plumbing Pumps: Domestic Water*

(1999) DHWR pump replaced.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

D2020.02.06 Domestic Water Heaters*

(1999) Gas fired State model SBF75120NECGAD, 31.7 kW input, 386 l/hr recovery, 284 l storage capacity.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

D2020.03 Water Supply Insulation*: Domestic

(1968)(2002) Canvas covered.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Repair insulation as required.

Concern:
Insulation is separating from piping in some areas. Noted in area above stage. Insulation on fittings may contain asbestos.

Recommendation:
Reseal insulation as required.

Type	Year	Cost	Priority
Repair	2006	$3,240	Low

Updated: March 4 2005

D2040.01 Rain Water Drainage Piping Systems*

(1968)(2002) Internal RWLs to storm sewer.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D2040.02.04 Roof Drains*

(1968)(2002) Standard roof drains.

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	DEC-04

Event: Add roof drains.

Concern:
Existing roof drains are in good condition but ponding was seen on roof. Only one roof drain observed on each roof section.

Recommendation:
Add at least one roof drain on each roof section to prevent damage to roof.

Type	Year	Cost	Priority
Preventative Maintenance	2006	$10,800	Low

Updated: March 4 2005

D3010.02 Gas Supply Systems*

(1968)(2002) Steel low pressure piping to all gas fired appliances.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

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

(1968) Gas fired HW heating boilers. Peerless Model 210-17 CI sectional boilers.
(2002) Boiler controls replaced.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Install HW to Glycol converter.

Concern:
A/H units use HW to heat outdoor air, limiting the amount of outdoor air that can be brought into the school.

Recommendation:
Install new HW to Glycol converter.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$27,000	Low

Updated: March 4 2005

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

(1968) Boiler section vents headered into central breeching. Breeching insulation contains asbestos. C/A is adequate.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Replace breeching insulation.

Concern:
Breeching insulation contains asbestos in poor condition and moderately friable.

Recommendation:
Replace breeching insulation.

Type	Year	Cost	Priority
Hazardous Materials Abatement	2006	$21,600	Low

Updated: March 4 2005

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

(1968) Chemical feeder around heating water pump.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.01.01 Air Handling Units: Air Distribution*

(1968)Two indoor A/H units provide ventilation to admin areas, other core areas and gym. Both units are Canadian Buffalo size 183.
(2002) One roof mounted gas fired Engineered Air A/H unit provides ventilation in 2002 addition.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Replace indoor A/H units.

Concern:
CB&F units are showing signs of wear. Outdoor air capability of units is limited as units have HW heating coils.

Recommendation:
Replace indoor A/H units with new units. New units should be equipped with glycol coils to provide greater quantities of outdoor air.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$43,200	Low

Updated: March 4 2005

D3040.01.04 Ducts: Air Distribution*

(1968)(2002) Galvanized steel distribution ducts.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D3040.01.07 Air Outlets & Inlets:Air Distribution*

(1968)(2002) Gym has ceiling mounted S/A registers. Library has high sidewall mounted S/A registers. Other areas have diffusers.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D3040.03.01 Hot Water Distribution Systems*

(1968)(2002) Piping is mixture of copper and steel. Heating water distributed by two end suction pumps rated at 20.4 l/s against a head of 13.7 m. Pumps are powered by 3.37kW motors.

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	DEC-04

Event: Repair pipe supports.

Concern:
Some piping supports are broken resulting in piping sagging.

Recommendation:
Repair/replace broken pipe supports.

Type	Year	Cost	Priority
Repair	2006	$10,800	Low

Updated: March 4 2005

D3040.04.01 Fans*: Exhaust

(1968)(2002) Roof mounted centrifugal mushroom type fans.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D3040.04.01 Fans*: General Exhaust

(1968)(2002) Roof mounted centrifugal mushroom type fans.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Replace general exhaust fans.

Concern:
General exhaust fans do not have the capacity to exhaust high ventilation rates.

Recommendation:
Replace with roof mounted centrifugal exhaust fans.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$17,280	Low

Updated: March 4 2005

D3040.04.03 Ducts*: Exhaust

(1968)(2002) Galvanized steel ducts.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.04.03 Ducts*: General Exhaust

(1968)(2002) Galvanized steel in ceiling space.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Replace general exhaust ductwork.

Concern:
General exhaust ductwork does not have capacity to handle increased ventilation rates.

Recommendation:
Replace with new exhaust ductwork and grilles.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$10,800	Low

Updated: March 4 2005

D3040.04.05 Air Outlets and Inlets*: Exhaust

(1968)(2002) Mostly egg crate type ceiling mounted grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3050.02 Air Coils*

(1968)(2002) Coils are all HW heating coils. Main coils have no control valves.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Replace heating coils.

Concern:
Heating coils are all HW heating coils and so are limited to the amount of outdoor air they can handle. With no control valves they run wild.

Recommendation:
Replace with new coils capable of handling glycol. Install three way control valves on all main heating coils.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$10,800	Low

Updated: March 4 2005

D3050.05.01 Convectors*

(1968) Semi recessed wall mounted convectors at some entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D3050.05.02 Fan Coil Units*

(1968)(2002) Fan coil units mounted in ceiling space at entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Event: Install additional fan coils

Concern:
Fan coil unit at main entrance does not maintain comfort conditions in vestibule. Outlet only spans across one of three doors.

Recommendation:
Replace and/or install new fan coils units so all three doors are covered.

Type	Year	Cost	Priority
Repair	2006	$6,480	Low

Updated: March 4 2005

D3050.05.03 Finned Tube Radiation*

(2002) Wall fin radiation in classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3050.05.07 Unit Ventilators*

(1968) HW Heating unit ventilators in classrooms.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Replace unit ventilators.

Concern:
Unit ventilators have HW heating coils so are limited to the amount of outdoor air they can handle.

Recommendation:
Replace with finned tube radiation for base heat and new gas fired roof mounted central A/H units for ventilation. Extend ductwork in classroom ceiling spaces and supply ventilation air through ceiling diffusers.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$216,000	Low

Updated: March 4 2005

D3060.02.03 Pneumatic and Electric Controls*

(1968)(2002) Pneumatic controls.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

D4030.01 Fire Extinguisher, Cabinets and Accessories*

(1968) Mostly ABC throughout school.
(2002) Two pump tank type at entrances.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Replace pump tank type fire extinguishers.

Concern:
Pump tank type fire extinguishers are subject to misuse.

Recommendation:
Replace with ABC dry chemical fire extinguishers.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$2,160	Low

Updated: March 4 2005

S5 ELECTRICAL

D5010.01 Main Electrical Transformers*

(1974) Incoming electrical underground service from a padmount transformer supplying 120/208 voltage.

Rating	Installed	Design Life	Updated
5 - Good	0	40	DEC-04

D5010.03 Main Electrical Switchboards (Main Distribution)*

(1974) Primary service is underground from a pad mounted utility transformer. Main service is rated at 600 amps, 120/208 volts, 3 phase, 4 wire. Service equipment is located in a separate electrical room. The configuration utilizes a fused switch and splitter arrangement. The service has ample spare capacity.

Rating	Installed	Design Life	Updated
5 - Good	0	40	DEC-04

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

(1968)(2002) Both original and new panelboards installed throughout.

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5010.07.02 Motor Starters and Accessories*

(1968) MCC consists of splitters and loose starter arrangement which is original and in fair condition.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D5020.01 Electrical Branch Wiring*

(2002) Installed in metallic or flexible conduit and upgraded in 2002.

Rating	Installed	Design Life	Updated
5 - Good	0	50	DEC-04

D5020.02.01 Lighting Accessories (Lighting Controls)*

(1996) Theatre style lighting in front and above stage area c/w dimmer/controller.

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

D5020.02.02.02 Interior Florescent Fixtures*

(2002) Upgraded to T8 lamps and energy efficient ballasts in 2002.

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

D5020.02.03 Emergency Lighting*

Integrated battery pack and remote lamps throughout. Exits upgraded to LED style in 2001.

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

D5020.03.01.01 Exterior Incandescent Fixtures*

(1968) Incandescent fixtures on exterior walls/ceilings.

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

(1986) HID lighting mounted on exterior walls.

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

D5020.03.02 Lighting Accessories (Lighting Controls)*

(1986) Exterior fixtures controlled by photocells.

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5030.01 Detection and Alarm Fire Alarm*

(2002) Edwards EST Main Fire Alarm Panel c/w annunciator installed in 2002.

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5030.02.02 Intrusion Detection*

(2000) Standard school board magnum alert system monitoring motion detectors, door alarms, mechanical, portables, computer room.

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5030.03 Clock and Program Systems*

(1974) Simplex Master Clock System to ring bells only. Battery operated clocks throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	DEC-04

D5030.04.01 Telephone Systems*

(1996) Nortel Norstar System integrated with Bogen.

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5030.04.02 Paging Systems*

(1996) Bogen multi-com intercom system integrated with phone system.

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5030.04.03 Call Systems*

(1996) Bogen handsets throughout.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

D5030.04.04 Data Systems*

(2002) CAT 5 UTP from all rooms including portables to network locations.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

D5030.04.05 Local Area Network Systems*

(2002) Main network location is adjacent to Electrical room. Installed in 2002.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

D5030.05 Public Address and Music Systems*

(1986)(1990) Bogen 2000 and a TOA amp located on the stage.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

D5030.06 Television Systems*

(2001) Co-ax cabling to each room throughout.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

D5090.01 Uninterruptible Power Supply Systems*

(2002) 600VA UPS for phone system and a 1600VA UPS for school server.

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

(2002) Copier machine, book drop off bins.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E1020.03 Theater and Stage Equipment*

(1968) Sound and lighting equipment. Stage curtain and folding acoustical partition when the Stage is not in use.
(2002) Stage / Art Room has perimeter curtain on ceiling tracks. When the Stage is being used the perimeter background curtain is drawn to hide all the Art Room perimeter millwork. TV and pull down projection screens in Classrooms. Large projection screen above Stage in Gymnasium.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E1090.02 Solid Waste Handling Equipment*

(2000) The original incinerator has been removed. Use only commercial steel garbage bins.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E1090.04 Residential Equipment*

(1968) Fridge, stove and microwave in a small Kitchen near Gymnasium.
(2002) Fridge, microwave ovens, coffee making machine, water cooler, stove and dishwasher in Staff Room.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1968) 4 fixed basketball hoops on walls, floor hockey equipment, climbing apparatus, floor sockets, three badminton and two dodge ball courts. Court lines were repainted in 2002.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E2010.02.05 Educational Facility Casework*

(2002) New Classrooms in addition - Painted cabinets with open shelving, cupboard with open shelving, sink cabinets, plastic laminate counter tops , painted book storage shelving, fixed and mobile in new Classrooms.
Arts Room / Storage - Extensive perimeter cabinets and cupboards for storage of large plastic bins, plastic laminate countertops with sinks, complete with TnS faucets, full height storage cupboards.
Computer Room - Perimeter painted cupboards, cabinets and plastic laminate work top counter.

Rating	Installed	Design Life	Updated
6 - Excellent	0	0	DEC-04

E2010.02.05 Educational Facility Casework*

(1968) Perimeter cabinets, painted with plastic laminate countertops and open shelving in Classrooms. Caseworks are small in most Classrooms (limited because of curved walls).

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Provide cabinet and cupboards in four Classrooms.

Concern:
Four Classrooms in original building do not have any cabinets and cupboards.

Recommendation:
Install cabinets and cupboards in four Classrooms of original building.

Type	Year	Cost	Priority
Program Functional Upgrade	2008	$7,020	Low

Updated: March 4 2005

E2010.02.07 Kitchen Casework*

(1968) Painted cabinet with sink and plastic laminate countertop and cupboards in the small Kitchen near Gymnasium.
(2002) Birch cabinets, cupboards and post formed plastic laminate countertops with sinks in Staff Room.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E2010.02.09 Library Casework*

(2002) Book shelves (painted and plastic laminate), metal wire and wood book display cases, magazine racks. All items, both in castors and fixed units. Plastic laminate finish Librarian's workstation, including cabinets, cupboards, countertop and reception counter. Painted storage units, full height.

Rating	Installed	Design Life	Updated
6 - Excellent	0	0	DEC-04

E2010.02.99 Other Casework*

(2002) New lavatory counters with stainless steel sinks in Boys' and Girls' Washrooms. Principal's workstations and storage and filing cabinets (plastic laminate). Birch computer work stations with cupboards and cabinets in Staff Work Room. A Large reception counter in Administration area, complete with four modular workstations (plastic laminate). Coat rod and shelves in new Classrooms. Wooden prefabricated closets (painted) with bi folding doors in Staff Room.

Rating	Installed	Design Life	Updated
6 - Excellent	0	0	DEC-04

E2010.03.01 Blinds*

(2002) Vinyl louvres in all new and old interior and exterior windows and sidelites. Accordion type pull up shades in Principal's Office.

Rating	Installed	Design Life	Updated
6 - Excellent	0	0	DEC-04

E2010.05 Fixed Multiple Seating*

(1968) Music Room has tiered seating platforms made of wood and is carpeted.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E2020 Moveable Furnishings*

(1968)(2002) Classroom desks and chairs (plastic laminate), computer tables (plastic laminate), birch round tables and chairs (fabric finish) and sofas in Staff Room. Benches and seating in the main entrance and corridors and Gymnasium. Majority of loose furnishings is new. Old furnishings are in good condition.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

F1010.02.04 Portable and Mobile Buildings (Portable No.1)

Year built: 1992; Area: 84 sq.m. (approximate) - (identified as Portable #21 on site)
Architectural / Structural :
Wood frame construction bearing on wood sleepers. Envelope includes exterior prefinished metal panels on plywood sheathing and building paper, on 38 x 150 mm wood stud insulated walls, painted plywood skirting with vents, wood joists and plywood sheathing floor and roof structure, aluminum frame windows with bottom openable section and built-up roofing and metal vented soffits. Interior components include carpet, painted and vinyl faced gypsum board walls, suspended T-Bar ceiling, hollow metal doors on steel frames with panic sets, closers, weather stripping and locks. Cabinets with open shelving (melamine) and counter top with splash back (plastic laminate); vinyl louvre, white board, chalk boards, tack boards, map rails, coat hooks. Exterior steel grated entrance platform and steps with pipe rails (painted). The floor in entrance recess is painted and is slippery. Indoor / outdoor carpet should be provided as maintenance item. Doors and frames are not labeled. Average rating is 'acceptable' (4).

Mechanical:
Gas fired furnace provides heating and fixed minimum ventilation. No cooling. Air is supplied to the space via galvanized under floor ductwork. Overall rating is 'marginal' (3).

Electrical:
The electrical feed is from the MDP located in the school, along with data / telephone / catv and security is fed via overhead lines. 120/208 volt panel located in the portable is sufficient with an appropriate quantity of receptacles and data outlets. Lighting levels appear to be adequate utilizing T12 lamps and magnetic ballasts. Overall rating is 'acceptable' (4).

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Replace furnace in Portable No.1.

Concern:
Furnace operates on a minimum fixed quantity of outdoor air.

Recommendation:
Replace the furnace with a new furnace, complete with proportional burner controls, capable of providing 100% outdoor air.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$3,780	Low

Updated: March 4 2005

F1010.02.04 Portable and Mobile Buildings Portable No.2)

Year built: 1992; Area: 84 sq.m. (approximate) - (identified as Portable #21 on site)
Architectural / Structural :
Wood frame construction bearing on wood sleepers. Envelope includes exterior prefinished metal panels on plywood sheathing and building paper, on 38 x 150 mm wood stud insulated walls, painted plywood skirting with vents, wood joists and plywood sheathing floor and roof structure, aluminum frame windows with bottom openable section and built-up roofing and metal vented soffits. Interior components include carpet, painted and vinyl faced gypsum board walls, suspended T-Bar ceiling, hollow metal doors on steel frames with panic sets, closers, weather stripping and locks. Cabinets with open shelving (melamine) and counter top with splash back (plastic laminate); vinyl louvre, white board, chalk boards, tack boards, map rails, coat hooks. Exterior steel grated entrance platform and steps with pipe rails (painted). The floor in entrance recess is painted and is slippery. Indoor / outdoor carpet should be provided as maintenance item. Doors and frames are not labeled. Average rating is 'acceptable' (4).

Mechanical:
Gas fired furnace provides heating and fixed minimum ventilation. No cooling. Air is supplied to the space via galvanized under floor ductwork. Overall rating is 'marginal' (3).

Electrical:
The electrical feed is from the MDP located in the school, along with data / telephone / catv and security is fed via overhead lines. 120/208 volt panel located in the portable is sufficient with an appropriate quantity of receptacles and data outlets. Lighting levels appear to be adequate utilizing T12 lamps and magnetic ballasts. Overall rating is 'acceptable' (4).

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Replace furnace in Portable No.1.

Concern:
Furnace operates on a minimum fixed quantity of outdoor air.

Recommendation:
Replace the furnace with a new furnace, complete with proportional burner controls, capable of providing 100% outdoor air.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$3,780	Low

Updated: March 4 2005

F1030.05 Other Special Construction Systems*

(1968) Gymnasium chair storage under the Stage.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

F2020.01 Asbestos*

(1968) An asbestos survey was completed for Edmonton Public Schools in 2000. It identified asbestos in elbow muds (35 to 40% chrysotile), boiler breachings (45% chrysotile), textured tile ceilings (1.3% chrysotile), vinyl floor tiles (6% chrysotile). Asbestos from the central circular building areas has been removed during the 2002 renovations. Asbestos in Boiler Room and other areas has been incorporated in Mechanical evaluation. The remaining asbestos containing materials, such as ceiling and floor tiles are in good condition and can remain until future renovations.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

F2020.02 PCBs*

Ballasts containing PCBs were removed during 2002 renovations. No known PCBs.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

F2020.03 Mercury*

Not known or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

F2020.04 Mould*

Not known or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Facility Details

Building Name: Kildare Elementary School
Address:
Location: Edmonton

Building Id: S3182
Gross Area (sq. m): 0.00
Replacement Cost: $0
Construction Year: 0

Evaluation Details

Evaluation Company:
Evaluation Date:
Evaluator Name:

Total Maintenance Events Next 5 years: **$30,240**
5 year Facility Condition Index (FCI): **0%**

General Summary:

Paved staff and visitor parking is located in the NW corner. Paved parent drop of area is located along 76 Street (west). School buses drop off in the front (144 Avenue). Two concrete sidewalks in the front, one in NW corner connecting to parking lot and another directly to the north, to 144 Avenue. Sidewalks around the building and on the west side connecting to parent drop off. Asphalt surfaces in basketball court and in adjacent area. Large grass play field to the south and east with basketball and soccer fields.

Sidewalks along building walls should be mud jacked. The concrete pad at the front entrance should be re-built. The deteriorated asphalt surfaces near basketball court should be re-built. School bus drop off area should be relocated along 76 Street (behind parent drop off). Overall rating is 'acceptable' (4).

Mechanical:
Site is serviced by City of Edmonton water, sanitary and storm sewers. Gas is provided from utility mains. catch basin in the play field. Overall rating for site mechanical systems is 'acceptable' (4).

Electrical Summary:
Lighting is adequate, recommend adding ten (10) new car plug-ins. Overall site rating is 'acceptable' (4).

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

G2010.02.02 Flexible Pavement Roadway (Asphalt)*

(1990) The access road to the parking lot (NW corner) and the new parent drop off on the west side (75 Street).

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2010.02.02 Flexible Pavement Roadway (Asphalt)*

(1968) School buses currently drop off in 144 Avenue.

Rating	Installed	Design Life	Updated
3 - Marginal	0	20	

Event: Create a bus drop off zone behind parent drop off area.

Concern:
Currently all the school buses drop off on the north side on the very busy 144 Avenue.

Recommendation:
Carve out a drive and bus drop off area along 76 Street on the east side, behind parent drop off area, complete with a new sidewalk, linking with the existing (asphalt:$182,000, Concrete sidewalks and curbs:$123,000).

Type	Year	Cost	Priority
Program Functional Upgrade	2008	$329,400	Medium

Updated: March 3 2005

G2010.05 Roadway Curbs and Gutters*

(1990) Concrete curbs along the drive in parent drop off area.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2010.06 Roadway Appurtenances*

(1990) Directional signage, parent drop off and pedestrian zones have been identified with signage.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

(1990) The original gravel staff and visitor parking area (NW corner) and overflow parking near portable were paved in 1990. It accommodates 45 staff and 5 visitor stalls. A catch basin has been provided. Adequate slopes.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2020.05 Parking Lot Curbs and Gutters*

(1990) Concrete curbs.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.01 Traffic Barriers*

(1968) A pipe rail swinging barrier is located at the NW corner of the parking lot. A chain gate is located at the NE corner of the parking lot to control traffic from 144 Avenue and another chain barrier provided between portables and the school building. In addition, pressure treated wood posts have been incorporated to prevent traffic short cuts. Painted pipe rails.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2020.06.02 Parking Bumpers*

(1968) Original precast concrete bumpers have been reused.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2020.06.03 Parking Lot Signs*

(1968)(1990) Free standing and wall mounted signs for staff and visitor parking.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2020.06.04 Pavement Markings*

(1990)

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2030.02.02 Asphalt Pedestrain Pavement*

(1998) The area adjacent to the basketball court is paved. This area used have portables.

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	

Event: Repair asphalt surfaces near basket ball court.

Concern:

The asphalt area (exposed after old portables were removed) is in poor condition, with a mixture of grass, gravel , broken asphalt and pot holes.

Recommendation:

Repair pot holes and repair surfaces and repave with asphalt.

Type	Year	Cost	Priority
Repair	2007	$21,600	Low

Updated: March 3 2005

G2030.04 Rigid Pedestrian Pavement (Concrete)*

(1968)(1990) Concrete sidewalk around the circular building. Concrete sidewalk in the front along the curved wall of Gymnasium portion. North sidewalk from 144 Avenue to the north entrance of circular building. Concrete pad at the main entrance. Proposed new concrete sidewalks in the new bus drop off area have been incorporated in G2030.02.02.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Mud jack concrete sidewalks.

Concern:
The front curved sidewalk and portions of sidewalk along the circular building has negative slope towards building walls. The concrete pad at the main entrance has separated and has negative slope.

Recommendation:
Mud jack all negatively sloped sidewalks. Rebuild the concrete pad at front entrance.

Type	Year	Cost	Priority
Repair	2007	$8,640	Low

Updated: March 3 2005

G2030.06 Exterior Steps and Ramps*

(1968) Concrete steps in the sidewalk along the curved Gym area wall.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.02 Fences and Gates*

(1990) 1.5m high chain link fence along west side of property (76 Street).

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2040.03 Athletic and Recreational Surfaces*

(1968)(1990) Grass play fields and asphalt basket ball court. A catch basin is located in the SE corner of school building. The site slopes southward (away from school building).

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.04 Athletic and Recreational Equipment*

(1968) Four baseball diamonds, two large and two small soccer fields with goal posts.

Rating	Installed	Design Life	Updated
5 - Good	0	25	

G2040.05 Site and Street Furnishings*

(1990) A temporary bleacher near west baseball diamond. Wood benches near basketball court.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2040.06 Exterior Signs*

(1968) A large metal school sign, mounted on the front curved wall of Gymnasium block. Free standing wood sign post for announcements in the front, facing 144 Avenue.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2040.08 Flagpoles*

(1968) One flag pole in the front , mounted in the wall.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2040.11 Retaining Walls*

(1968) A short concrete and treated wood retaining wall at the NW portion in the front.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.04 Lawns and Grasses*

(1968) Front area has lawn. Play field is grassed.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2050.05 Trees, Plants and Ground Covers*

(1968) Mature evergreens throughout the south portion of play field. Mature evergreen and deciduous trees in the front.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G3010.02 Site Domestic Water Distribution*

(1968)(2001)Water is provide by the City of Edmonton.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3020.01 Sanitary Sewage Collection*

(1968)(2001)Site is connected to the City of Edmonton sanitary sewer system.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3030.01 Storm Water Collection*

(1968)(2001) Site is connected to the City of Edmonton storm sewer system

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3060.01 Gas Distribution*

(1968)(2001)Low pressure gas is provided from utility mains.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.02 Electrical Power Distribution Lines*

(1974) Underground services from pad mount transformer to building. Overhead service split fed to two (2) portables.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G4010.03 Electrical Power Distribution Equipment*

(1974) Pad mount transformer.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G4010.04 Car Plugs-ins*

(1991) Rail mounted receptacles controlled by a contactor/thermostat configuration.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Upgrade car plug-ins.

Concern:
Staff vehicles to car plug-in ratio insufficient.

Recommendation:
Install ten (10) new car plug-ins c/w controller.

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$9,180	Low

Updated: March 3 2005

G4020.01 Area Lighting*

(1996) Combination of HID and incandescent fixtures.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

S8 FUNCTIONAL ASSESSMENT

K40 Current Code Issues

The two exits at both ends of the new corridor is located in the recess between old and new structures.
The small Mechanical Room and adjacent Storage doors, and the west exit door in Gymnasium area are solid core wood on steel frames.
Paint and other volatile substances have been stored in the Storage next to the small Mechanical Room. All volatile substances should be removed and stored in the Supply Storage area.
There is a large hole on the wall between Supply Storage and Boiler Room (may have been for pipes). It should be filled with grout or with expandable fire stopping material.

Rating	Installed	Design Life	Updated
2 - Poor	0	0	DEC-04

Event: Fill existing recesses with vestibules at the two ends of the new corridor. Replace doors in fire separations.

Concern:

The existing recesses get filled with snow. The exit doors can not be opened. The west exit door does not have a panic device; the door is not rated. The small Mechanical room and adjacent Storage do not have rated doors and frames.

Recommendation:

Existing recesses, at the two ends of the new corridor between existing and the new buildings, should be filled with construction of new vestibules. Scope includes, extending slab on grade and roof and new glazed exterior doors, complete with transome and sidelites.
Replace existing doors at the west exit and the small Mechanical room and adjacent Storage with new hollow metal doors, complete with proper hardware to comply with building codes.

Type	Year	Cost	Priority
Code Upgrade	2007	$32,400	High

Updated: March 4 2005

K4010.01 Barrier Free Route: Parking to Entrance

(1968) Currently the barrier free door is located to the back of the Main Entrance. It has an automatic opener. A new entrance is required on the north side - see K4010.02 below.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

K4010.02 Barrier Free Entrances

(1968) Currently the barrier free door is located to the back of the Main Entrance. It has an automatic opener.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Provide a new handicapped entrance at the north door of circular building.

Concern:

The existing handicapped entrance is rarely used since all handicapped students are dropped off at the front (144 Avenue) and use the sidewalk directly to north of the circular building. It is difficult for wheelchairs to go around the building, especially in winter.

Recommendation:

Install a new entrance double door at the north entrance of the circular building, complete with automatic openers with remote actuator buttons. Costs of new doors and a new vestibule at this location have been included in B2030.01 and C1020.02. Estimate here is for two automatic openers

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$17,280	Low

Updated: March 4 2005

K4010.03 Barrier Free Interior Circulation

(1968)(2002) Except Gymnasium, access to all parts of the building possible. Doors are wide enough for wheelchairs to most rooms. The corridor to Gymnasium has steps (6 risers). An interior ramp is not possible. Options include allowing wheelchairs from the west exit door or installation of a wheelchair lift.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

K4010.04 Barrier Free Washrooms

(2002) Barrier free Boys' and Girls' Washrooms have created along the corridor to the Gymnasium.

Rating	Installed	Design Life	Updated
6 - Excellent	0	0	DEC-04