RECAPP Facility Evaluation Report

Edmonton School District No. 7

Mount Royal Elementary School

B3229A
Edmonton

Report run on: February 6, 2006 4:05 PM

Facility Details

Building Name: Mount Royal Elementary Scl
Address: 11303 - 55 Street
Location: Edmonton

Building Id: B3229A
Gross Area (sq. m): 0.00
Replacement Cost: $3,998,137
Construction Year: 0

Evaluation Details

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

Total Maintenance Events Next 5 years: **$1,751,724**
5 year Facility Condition Index (FCI): **43.81%**

General Summary:

The Mount Royal Elementary School in a one storey building with painted stucco and brick exterior and a flat roof. It is a wood frame structure on concrete strip foundation with full crawl space. The original building was built in 1950 and an addition, on the north side, was completed in 1955.
Except roof replacement of the original building in 1991, all improvements were small and in specific areas. Upgrading completed between 2002 and 2004 include window replacement, complete repainting of building exterior, upgrading of Boys' and Girls' Washrooms, new desks and chairs in Classrooms, Library and Computer Room, new window treatment.
Most upgrading relate to replacement of aging components, including Gymnasium and 1955 addition roofing, exterior doors, linoleum and carpet, doors in fire separations and millwork items. New suspended ceiling throughout is recommended to accommodate new lighting and mechanical services.
Average overall rating is 'Acceptable' (4).

Structural Summary:

Concrete strip foundation and wood frame wall and roof structure. Gymnasium roof incorporates glu lam beams. Crawl space throughout.
Cracks at wall, floor and ceilings at the junction between the original building and the 1955 addition, appear to be one time occurrence due to the settlement of the 1955 structure.
Overall condition of structure is 'Acceptable'(4).

Envelope Summary:

Exterior walls are wood stud with painted stucco exterior, cellulose insulation between studs. New PVC windows with awning sections. The roof of the original building was replaced in 1991 with 2 ply SBS roofing. Existing built-up roofing in other areas is in poor condition. Original wood exterior doors. Building exterior was repainted in 2003.
The roof in the remaining areas should be replaced. Exterior doors should be replaced.
Overall condition of building envelope is 'Marginal"(3).

Interior Summary:

Interior walls are wood frame with painted plaster finish. Interior doors are mostly solid core wood. Cement plaster with textured spray ceilings. Terrazzo flooring in hallways, entrance areas, play rooms and washrooms. Original linoleum flooring in classrooms and carpet in administration areas. Gymnasium incorporates original cellulose fibre tiles between glu lam beam ceiling and wood flooring. Mostly new student furnishings. Washrooms were completely upgraded in 2004.
All doors in fire separation should be replaced. All linoleum flooring and deteriorated carpet should be replaced. Some aging millwork components should also be replaced. New suspended ceiling will be required throughout to accommodate new lighting and mechanical services.
Overall rating of building interior is 'Acceptable"(4).

Mechanical Summary:

Mechanical systems are generally in poor condition. Steam heating system should be replaced with a hot water system. Supply air system should be replaced and distribution ductwork upgraded. Pneumatic controls should be upgraded and an EMS system provided. Overall rating is 'marginal' (3).

Electrical Summary:

The electrical systems (with the exception of the telephone system) to a large extent have reached their useful life and require major repair or replacement. Lighting throughout the facility consist mostly of surface or suspend mounted fluorescent luminaires of different types and manufacturers. Luminaires are old and in questionable condition and replacement is recommended. The power distribution system appears to be in fair working condition, however, the existing main distribution panel and most of the panelboards are old and filled to capacity. Additional receptacles are required to suit the users needs. The fire alarm system has reached its rated life. Overall Rating 4.

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*

(1950) (1955) Concrete strip footings and foundation walls. Minor cracks, appear to be old. A crack, between the original building and the 1955 addition, appears to be one time occurrence when the addition settled. This crack should be sealed as regular maintenance. Crawl space throughout.

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

A1030 Slab on Grade*

(1950) Concrete slab on grade in the basement Boiler Room. Minor hair line cracks.

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

A2020.01.01 Cast-in-place Concrete: Basement Wall

(1950) Basement Boiler Room walls. Perimeter weeping tile drains and sump pit.

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

B1010.01 Floor Structural Frame*(Building Frame)

(1950)(1955) Concrete foundation walls in the crawl spaces.

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

B1010.02 Structural Interior Walls Supporting Floors*

(1950)(1955) Wood frame load bearing walls.

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

B1010.03 Floor Decks, Slabs, and Toppings*

(1959)(1955) Structural concrete main floor slab. A crack has developed at the Joint of the original building and 1955 addition. This appears to be one time occurrence. The joint should be sealed as regular maintenance.
Steel cat walk above Gym Stage.

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

B1010.05 Mezzanine Construction*

(1950) Mezzanine above Gymnasium Storage - wood frame construction.

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

B1010.07 Exterior Stairs*

(1950) Concrete steps at the back (east) entrance.

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

Event: Repair surfaces of concrete steps and slab at the rear entrance.

Concern:
Some areas are chipped and broken. Paint on concrete surface has deteriorated.

Recommendation:
Patch broken surfaces. Cover steps and concrete slab surfaces with epoxy / granite (Textone or equivalent) surfacing.

Type	Year	Cost	Priority
Repair	2008	$1,200	Low

Updated: August 17 2005

B1010.09 Floor Construction Fireproofing*

(1950)(1955) Concrete structure.

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

B1010.10 Floor Construction Firestopping*

(1950)(1955)

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

B1020.01 Roof Structural Frame*

(1950)(1955) Wood beams, joists and wood deck. Gymnasium roof incorporates glu lam beams, wood joists and wood deck. Plaster ceilings have developed hair line cracks, suggesting deflections in wood joists.

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

B1020.04 Canopies*

(1950)(1955) Wood framed canopies at all entrances and continuous canopies above previously large (glass block window) openings.

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

(1950)(1955) Brick veneer walls at the lower portions of exterior walls and full height at all entrances. Hair line cracks at the junction of the original building and addition.

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

B2010.01.06.03 Metal Siding*

(1950) Vertical aluminum panels, painted on mechanical tower above roof access near Gymnasium. Some panels are bent. Painted corrugated metal panels on plywood panels above windows on the east side.

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

B2010.01.06.04 Wood Siding*

(1950)(1955) Continuous band of painted wood fascia boards at the top of wall and canopies.

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

Event: Replace deteriorated fascia boards.

Concern:
All wood fascia boards are original. At many locations boards have warped and cracked and are beyond repair.

Recommendation:
Replace deteriorated fascia boards on top of walls and canopies. Paint to match existing.

Type	Year	Cost	Priority
Repair	2008	$25,000	Low

Updated: August 17 2005

B2010.01.06.04 Wood Siding*

(1950)(1955) Original glass block sections above windows have been removed and filled with painted plywood panels. Minor de-lamination and rotting at the bottom of some plywood panels should be repaired as regular maintenance.

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

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

(1950)(1955) Stucco in all upper portions of walls, painted.

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

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

(2003) Exterior completely repainted in 2003.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	15	DEC-04

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

(1950)(1955) Brick chimney above roof.

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

B2010.02.05 Wood Framing*: Ext. Wall Const.

(1950)(1955) Wood stud load bearing exterior walls.

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

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

(1950)(1955) Cellulose fibre insulation between wood studs and kraft paper on exterior wood sheathing.

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

B2010.06 Exterior Louvers, Grilles, and Screens*

(1959)(1955) Large aluminum air intake grilles on the mechanical tower above roof and two grilles at the north-east corner of Gymnasium wall, above roof.

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

B2010.09 Exterior Soffits*

(1950)(1955) Stucco soffits with air vents throughout in canopies.

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

B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows*

(2003) All windows replaced with PVC windows, complete with awning sections. Except at Gymnasium windows, new metal flashing has been install to cover existing precast sills.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	DEC-04

B2020.04 Other Exterior Windows*

(1950) Original sections of glass block windows in Gymnasium and a rounded glass block wall at the main entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	DEC-04

B2030.01.10 Wood Entrance Door*

(1950)(1955) All entrance doors are original, single leaf wood doors with glazing, on wood frames with fixed intermediate mullions and transom at entrances.

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

Event: Replace all entrance doors.

Concern:
Original doors are dated and in poor condition. Hardware is original and parts are hard to locate. Doors do not have automatic openers.

Recommendation:
Replace all entrance doors with new steel doors and frames. Provide automatic openers at the main entrance.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$70,000	Low

Updated: August 17 2005

B2030.02 Exterior Utility Doors*

(1950) Original double wood door in Gymnasium. A non-standard wood roof access door.

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

Event: Replace exterior Gymnasium and roof access doors.

Concern:
Original wood doors are dated and past their life expectancy. The door surfaces are rotted. Hardware is original and parts are hard to locate. The roof access door is wood, on wood frame. The door is in poor condition.

Recommendation:
Replace exterior Gymnasium doors and frame with new insulated hollow metal doors and steel frame, complete with a new set of hardware, including panic for exiting. Replace roof access door and frame with insulated hollow metal door and steel frame.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$7,000	Low

Updated: August 17 2005

B3010.01 Deck Vapor Retarder and Insulation*

(1950)(1955) Original insulation and vapor barrier on Gymnasium and 1955 addition roofs; need to be replaced - see B3010.04.01.
(1991) Rigid insulation, sloped to internal drains and vapor retarder in original building.

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

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

(1950)(1955) Gymnasium roof of the original building, 1955 addition and the canopies are original asphalt and gravel roofing.

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	DEC-04

Event: Replace roof over Gymnasium, 1955 addition and canopies.

Concern:

Gymnasium roof leaks. The roof of the 1955 addition is in poor condition with many soft spots. Both roofs, and roof on canopies are well past their age. Roof drains are in poor condition.

Recommendation:

Replace roof in Gymnasium, 1955 addition and canopies with new 2 ply SBS roofing , complete with new sloped insulation and drains.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$114,000	Medium

Updated: August 17 2005

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

(1991) 2 ply SBS roofing installed in the original building roof.

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

B3010.08.02 Metal Gutters and Downspouts*

(1950) Canopy roofs have internal drain and downspouts. Downspouts have been cut near the roof to eliminate ice problems. New downspouts to be provided with new roofing - see B3010.04.01.

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

B3010.09 Roof Specialties and Accessories

(1950) Wooden roof access ladder in Gymnasium Stage with metal pipe rails.
(1990) Steel ladders provided to access different sections of roof. Metal screen mounted on the corners of lower east entrance roof to prevent vandalism.

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	DEC-04

Event: Replace roof access ladder in Gymnasium and enlarge floor opening.

Concern:
Existing wooden ladder is not stable and total run is long and opening in floor deck (in the middle of ladder) is too narrow.

Recommendation:
Enlarge floor deck opening and replace existing ladder with new steel ladder, complete with mid landing and guard rail.

Type	Year	Cost	Priority
Program Functional Upgrade	2008	$5,000	Medium

Updated: August 17 2005

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

(1950)(1955) Load bearing and non- load bearing wood stud partitions. Hallway walls, at the junction of the original building and the addition have cracked due to settlement of the addition. This appears to be one time occurrence.

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

C1010.07 Interior Partition Firestopping*

(1950)(1955)

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

C1020.01 Interior Swinging Doors*

(1950)(1955) Single leaf, solid core wood doors, painted, on wood frames. Double leaf doors in corridor and to Lunch Room and Instruction Area.

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

C1020.02 Interior Entrance Doors*

(1950)(1955) Single leaf wood doors with glazing in upper half, stained, on wood frames with fixed intermediate wood frames.

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

Event: Replace interior entrance doors.

Concern:

The existing doors are original and are past their expected life. Stain on doors has deteriorated and beyond repair. Original hardware.

Recommendation:

Replace all interior entrance doors with new hollow metal doors on steel frames, complete with new hardware.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$27,000	Low

Updated: August 17 2005

C1020.02.04 Bronze-Framed Storefronts

Rating	Installed	Design Life	Updated
N/A	0	0	DEC-04

C1020.03 Interior Fire Doors*

(1950)(1955) Single leaf wood doors on wood frames, painted in Boiler and Storage Rooms. Double leaf doors in hallway and Gymnasium. Hallway doors have wired glazing in upper half, intermediate wood mullions electro-magnetic-holders. Most other hardware is original.
(1990) The Gymnasium door at the main entrance is hollow metal double door, ULC labeled, with wired glass in upper half portions, on steel frame, complete with new hardware. Paint at the bottom of doors has deteriorated and should be repainted and kick plates installed.

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

Event: Replace doors in fire separations.

Concern:
Existing doors are not labeled and hardware not adequate. Doors in Boiler Room, including the door to crawl space are made of solid wood boards and in poor condition.

Recommendation:
Replace doors, frames and hardware in Storage Rooms, west exit door of Gymnasium, hallway and in Boiler Room with ULC rated metal doors and frames, complete with hardware.

Type	Year	Cost	Priority
Code Repair	2007	$24,000	Medium

Updated: August 17 2005

C1030.01 Visual Display Boards*

(1955)(2000) Chalk boards, white boards, tack boards and map rails in Classrooms. Tack board and white board in Staff Room. Tack boards in hallway.

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

C1030.02 Fabricated Compartments(Toilets/Showers)*

(2004) Prefabricated metal toilet partitions.

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

C1030.08 Interior Identifying Devices*

(1990) Cast aluminum and painted signs on doors.

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

C1030.12 Storage Shelving*

(1955)(1990) Wooden storage shelving, painted. Two tier wooden storage cabinets with locked doors in Arts and Music Rooms.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

(2004) Tissue paper dispensers, napkin dispensers, soap dispensers, garbage receptacles, mirrors. Gang shower units are not in use.

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

C2010 Stair Construction*

(1950) Wood stair to the mezzanine above Gymnasium. Short wooden stairs to Gymnasium Stage. Two concrete stairs to basement Boiler Room. Concrete steps in the main entrance.

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

C2010.03 Metal Stair Construction

(1950) Stair to the crawl space access door is made of steel rods embedded to the wall.

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

Event: Install a steel ladder to the crawl space access door.

Concern:
Existing ladder, made of steel rod rungs, embedded to the wall is unsafe and does not meet code requirements.

Recommendation:
Cut off steel rods and install a new steel ladder.

Type	Year	Cost	Priority
Program Functional Upgrade	2008	$1,000	Medium

Updated: August 17 2005

C2020.02 Terrazzo Stair Finishes*

(1955) Terrazzo on concrete steps at the main entrance.

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

C2020.05 Resilient Stair Finishes*

(1950) Original linoleum in wood stairs to mezzanine and Stage in Gymnasium. Flooring appears dated but in working condition.

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

C2020.08 Stair Railings and Balustrades*

(1950)(1955) Stair to mezzanine in Gymnasium - painted wood railing and balustrade. Concrete stairs to Boiler Room - painted pipe rails and posts. Steps to Gymnasium - stained wood handrail, wall mounted. Pipe rails and posts in Boiler Room should be repainted as regular maintenance.

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

C2020.11 Other Stair Finishes*

(1950) Painted concrete treads and risers of stairs in Boiler Room. Paint on treads starting to fade.

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

C3010.01 Concrete Wall Finishes*

(1950) Boiler Room concrete walls are covered with painted plaster. Surfaces are dirty.

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

C3010.02 Wall Paneling*

(1950)(1955) Asbestos cement transite panels on the lower portion of walls in hallway, the main entrance, Administration area and in east portion of Gymnasium (under mezzanine). Tentest panels in Classrooms have been painted.

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

C3010.03 Plaster Wall Finishes*

(1950)(1955) Over 90% of walls are covered with painted cement plaster surfaces.

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

C3010.04 Gypsum Board Wall Finishes*

(1971) Interior partitions in Administration and Staff Room are painted drywall. West Gymnasium exit was upgraded with fire rated gypsum boards.

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

C3010.06 Tile Wall Finishes*

(1950)(2004) Original 100 x 200 mm ceramic tiles and new 100 x 100 mm ceramic tiles in Washrooms.

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

C3010.09 Acoustical Wall Treatment*

(1987) Acoustic panels on back wall of Music Room.

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

C3010.11 Interior Wall Painting*

(1971)(2003) Most wall surfaces are painted with a mix of old and new painted areas. Old painted surfaces should be repainted in stages as regular maintenance.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	5	DEC-04

C3010.12 Wall Coverings*

(1992) The original asbestos cement transite panels in the lower portions of walls of Gymnasium were replaced with vinyl covered gypsum board panels. Vinyl is becoming unglued in several edges of panels and should be repaired as regular maintenance.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	10	DEC-04

C3010.13 Wall Trim and Decoration*

(1950)(19550 Painted half round mouldings in walls as transition between transite panels and plaster surfaces.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	10	DEC-04

C3020.01 Concrete Floor Finishes (Paint)*

(2004) Painted concrete floors in Boys' and Girls' Play / Lunch areas.

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

C3020.01 Concrete Floor Finishes*

(1950) Painted concrete floor in basement Boiler Room and Infirmary / Storage.

Rating	Installed	Design Life	Updated
3 - Marginal	0	75	DEC-04

Event: Repaint concrete floor in Boiler Room and Infirmary / Storage.

Concern:
Paint in concrete floor has deteriorated, exposing bare concrete surfaces.

Recommendation:
Repaint concrete floor in Boiler Room and Infirmary/Storage.

Type	Year	Cost	Priority
Preventative Maintenance	2008	$3,000	Low

Updated: August 17 2005

C3020.03 Terrazzo Floor Finishes*

(1950)(1955) Terrazzo flooring with terrazzo bases in the hallway, main entrance, Washrooms and Gym Storage. The floor in hallway has cracked at the meeting point of the original building and 1955 addition. This appears to be a one time occurrence.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	70	DEC-04

C3020.04 Wood Flooring*

(1950) Wood flooring in Gymnasium, Stage and the mezzanine.

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	DEC-04

Event: Repair and refinish wood flooring in Gymnasium and Stage.

Concern:
Wood floors have not been refinished in a long time. Surfaces appear dull and dated. Bubbles in previous varnish some warping and shrinkage of wood boards apparent.

Recommendation:
Repair and refinish wood floors in Gymnasium and Stage.

Type	Year	Cost	Priority
Repair	2008	$21,000	Low

Updated: August 17 2005

C3020.07 Resilient Flooring*

(1950)(1955) Original linoleum flooring in most Classrooms, Storage Rooms, Copy Room, Coustodian's Office and Staff Washrooms. Small area of VAT in Kindergarten.

Rating	Installed	Design Life	Updated
3 - Marginal	0	20	DEC-04

Event: Replace all original linoleum flooring.

Concern:
Original linoleum flooring is in very poor condition with many loose and broken sections. The flooring is well past it's service life.

Recommendation:
Replace all linoleum flooring with new, heavy duty resilient flooring material.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$92,000	Low

Updated: August 17 2005

C3020.08 Carpet Flooring*

(1971)(1991)(1998) Carpets in Kindergarten, Principal's Office, Administration and Classroom #10.

Rating	Installed	Design Life	Updated
3 - Marginal	0	10	DEC-04

Event: Replace carpets In Principal's Office, Administration, Classroom and Kindergarten.

Concern:

Carpets have either exceeded expected life, or prematurely failed. In many portions seams are coming apart, carpeting is loose and worn.

Recommendation:

Replace carpets in Principal's Office, Administration, Classroom #10 and Kindergarten.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$22,000	Low

Updated: August 17 2005

C3020.08 Carpet Flooring*

(2002) Carpets replaced in Music room, Library and Staff Room.

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

C3030.01 Concrete Ceiling Finishes*

(1950) Painted ceiling in Boiler Room. Surface is dirty.

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

C3030.03 Plaster Ceiling Finishes*

(1950)(1955) Except gymnasium, all areas have plaster ceilings with spray texture.

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

Event: Provide new suspended ceilings in all areas except Gymnasium.

Concern:

Spray texture contains small amount of asbestos. Numerous hair lines cracks have developed in plaster ceilings, likely due to deflection of roof joists. Larger cracks have been patched. New mechanical piping and duct work, as well as new lighting fixtures have been proposed. All of these to be included in the new ceiling.

Recommendation:

Install suspended acoustic tile ceilings throughout except in Gymnasium and small storage spaces.

Type	Year	Cost	Priority
Program Functional Upgrade	2008	$168,000	Medium

Updated: August 17 2005

C3030.07 Interior Ceiling Painting*

(1950)(1971)(1991)(1998)(2004) All plaster ceilings are painted. Mixture of old and new paint.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	10	DEC-04

C3030.09 Other Ceiling Finishes*

(1950) 300 x 300 mm cellulose fibre tiles are glued to underside of roof deck in Gymnasium.

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

S4 MECHANICAL

D2010.01 Water Closets*

(1950) Water closets in staff washrooms are floor mounted tank type.

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

Event: Replace water closets in staff washrooms.

Concern:
Water closets in staff washrooms are in poor condition.

Recommendation:
Replace staff washroom water closets.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$3,024	Low

Updated: March 4 2005

D2010.01 Water Closets*

(2002) Original water closets in boys and girls washrooms were replaced in 2002. WC's are floor mounted with flush valves. Each student washroom has a handicap water closet.

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

D2010.02 Urinals*

(1950) Urinals were replaced in 2004 and are wall hung with flush valves.

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

D2010.03 Lavatories*

(1950) Wall hung cast iron enameled lavatories in staff washrooms with self closing faucets.

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

Event: Replace staff lavatories.

Concern:
The lavatories in the staff washrooms are old and in poor condition.

Recommendation:
Replace lavatories in staff washrooms.

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

Updated: March 4 2005

D2010.03 Lavatories*

(2002) Original lavatories were replaced in 2002 and are stainless steel vanity sinks with timed combination faucets.

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

D2010.04 Sinks*

(1950) (1955) Stainless steel sinks in classrooms.

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

D2010.05 Showers*

(1950) Group showers in boys locker room and individual showers in girls. Showers are no longer used and shower area is used for storage.

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

Event: Cap abandoned shower drains.

Concern:
The showers are not in use therefore the shower floor drains should be capped to prevent sewer gas from escaping.

Recommendation:
Seal and cap floor drains in the shower area.

Type	Year	Cost	Priority
Repair	2006	$1,620	Low

Updated: March 4 2005

D2010.08 Drinking Fountains / Coolers*

(1950) (1955) Several duplex drinking fountains in the corridors without coolers.

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

D2020.01.01 Pipes and Tubes: Domestic Water*

(1950) (1955) Domestic water piping is copper with solder fittings. Some of the piping has been upgraded in 2004 as part of the student washroom upgrade.

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

D2020.01.02 Valves: Domestic Water

(1950) (1955) Rising stem gate isolation valves.

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

Event: Replace domestic water isolation valves.

Concern:
Some of the domestic water valves cannot be stroked and others leak when they are fully closed.

Recommendation:
Replace domestic water isolation valves with ball valves.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$16,200	Low

Updated: March 4 2005

D2020.01.03 Piping Specialties (Backflow Preventors)*

(1950) (1955) Backflow preventor on boiler make up water.

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

D2020.02.02 Plumbing Pumps: Domestic Water*

(1950) (1955) Inline domestic hot water circulator was replaced in 2000.

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

D2020.02.06 Domestic Water Heaters*

(1950) (1955) Domestic water was replaced in 2000, State model SBF-751 20NEC GAD with a 31.7 kW input and 284 L storage.

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

D2020.03 Water Supply Insulation*: Domestic

(1950) (1955) Some of the domestic water pipe insulation was replaced in 2004.

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

D2030.01 Waste and Vent Piping*

(1950) (1955) Waste piping is cast iron. Vents are iron pipe and copper. Drainage piping from boys and girls washrooms was replaced in 2004 with cast iron pipe with mechanical joints.

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

D2040.01 Rain Water Drainage Piping Systems*

(1950) (1955) Roof drains are collected inside the building using cast iron piping and taken to the building combined sewer.

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

D2040.02.04 Roof Drains*

(1950) (1955) Standard dome type roof drains.

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

D3010.02 Gas Supply Systems*

(1950) (1955) Gas supply to steam boilers and domestic water heater.

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

D3020.01.01 Heating Boilers & Accessories: Steam*

(1950) Two steam heating boilers, Reliance Welding Works, 53.6 Sq M heating surface, operating at 103 kPa.

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

Event: Replace steam boilers.

Concern:
Steam heating boilers have exceeded their service life and are inefficient and in poor conditions.

Recommendation:
Replace steam heating boilers with new hot water boilers.

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

Updated: March 4 2005

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

(1950) Combustion air supply fan is interlocked with boiler burners. Chimney is masonry.

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

Event: Upgrade chimney and combustion air supply.

Concern:
Combustion air supply system is at the end of its expected service life.

Recommendation:
As part of the boiler replacement work (Reference Item D3020.02.01) provide new flues, a new liner in the masonry chimney and upgrade the combustion air supply.

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

Updated: March 4 2005

D3020.01.04 Water Treatment: Steam Boilers*

(1950) (1955) Pot feeder and chemical injection pump at the condensate receiver.

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

D3040.01.01 Air Handling Units: Air Distribution*

(1950) (1955) One central air supply unit supplies air to the classrooms, gym, and other areas. Centrifugal supply fan is Canadian Sirocco, size 486. Air system has a mixed air section, low efficiency filters, steam preheat coil and a steam reheat coil. Air is returned through the crawl space.

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

Event: Replace air supply system.

Concern:
The supply air system has exceeded its expected service life and is in poor condition.

Recommendation:
Replace the central air supply system with two new systems, one for the general building and a separate air supply system for the gym to allow separate scheduling of operation and ventilation rates for the gym.

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

Updated: March 4 2005

D3040.01.03 Air Cleaning Devices:Air Distribution*

(1950) (1955) Low efficiency filters in the central air supply unit.

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

Event: Replace air filter system.

Concern:
The air filters are low efficiency and the holding frames are in poor condition.

Recommendation:
Replace the air filtration system with medium efficiency filters. (Reference D3040.01.01)

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$32,400	Low

Updated: March 4 2005

D3040.01.04 Ducts: Air Distribution*

(1950 (1955) Overhead galvanized ductwork supplies air to the classrooms and other areas. The crawl space is used for return air.

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

Event: Replace existing ductwork.

Concern:
The existing ductwork may be inadequate in providing proper building ventilation. Air is returned through the crawl space and is not ducted.

Recommendation:
Upgrade the existing supply air ductwork and provide new return air ductwork.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$162,000	Low

Updated: March 4 2005

D3040.01.07 Air Outlets & Inlets:Air Distribution*

(1950) (1955) Conventional supply and return air registers.

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

Event: Replace supply and return air grilles and registers.

Concern:
There is an inadequate number of registers to adequately distribute the supply air. Registers have minimal provisions for air flow adjustment and some are damaged.

Recommendation:
Replace all supply and return air grilles and registers as part of the air system upgrading.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$54,000	Low

Updated: March 4 2005

D3040.02 Steam Distribution Systems: Piping/Pumps*

(1950) (1955) Steam and condensate piping to convectors and heating coils is iron pipe.

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

Event: Replace steam piping with a hot water system.

Concern:
Steam and condensate piping is in poor condition.

Recommendation:
Replace all steam and condensate piping with a new hot water heating system. Work should be done together with the boiler upgrade.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$162,000	Low

Updated: March 4 2005

D3040.04.01 Fans*: Exhaust

(1950) (1955) Roof mounted exhaust fans for washrooms.

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

Event: Replace exiting exhaust fans and add janitor room and storage room exhaust.

Concern:
The washroom exhaust fans are beyond their expected service life and are in poor condition. Janitors room and storage rooms do not have an exhaust.

Recommendation:
Replace washroom exhaust fans and add exhausts for janitor's rooms and storage rooms.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$12,960	Low

Updated: March 4 2005

D3040.04.03 Ducts*: Exhaust

(1950) (1955) Galvanized washroom exhaust ductwork.

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

D3040.04.05 Air Outlets and Inlets*: Exhaust

(1950) (1955) Standard exhaust grilles in the washrooms.

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

D3050.02 Air Coils*

(1950) (1955) Steam coils in main air supply system.

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

Event: Replace steam heating coils.

Concern:
Steam heating coils at the main air supply system are beyond their expected service life.

Recommendation:
Replace the steam heating coils with hot water coils. Work to be done as part of the boiler upgrade work.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$21,600	Low

Updated: March 4 2005

D3050.05.01 Convectors*

(1950) (1955) Steam convectors are installed at entrances, in the gym, the classrooms and most other rooms in the building.

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

Event: Replace steam convectors with hot water convectors and force flows.

Concern:
The steam heating convectors are beyond their expected service life. A problem of inadequate heating is being experienced in the gym.

Recommendation:
Replace steam convectors with hot water finned tube radiation, hot water convectors and force flow heaters at the entrances.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$64,800	Low

Updated: March 4 2005

D3050.05.07 Unit Ventilators*

(1950) There are two unit ventilators, one in the staff room and one in the principals office.

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

Event: Remove steam unit ventilators.

Concern:
The unit ventilators are beyond their expected service life.

Recommendation:
Remove the existing unit ventilators and provide hot water reheat coils for zone temperature control. Implementation to be coordinated with the air system and heating upgrades.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$5,400	Low

Updated: March 4 2005

D3060.02.02 Pneumatic Controls*

(1950) (1955) Room temperature and central fan controls are pneumatic. Single air compressor.

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

Event: Upgrade pneumatic controls to EMCS.

Concern:

The pneumatic controls are in poor condition requiring frequent maintenance. Air compressor is in poor condition and has no dryer.

Recommendation:

Provide a new EMCS control system for the building. Replace the air compressor with a duplex unit and refrigerated dryer.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$97,200	Low

Updated: March 4 2005

D4030.01 Fire Extinguisher, Cabinets and Accessories*

(1950) (1955) ABC and pump tank fire extinguishers.

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

S5 ELECTRICAL

D5010.01 Main Electrical Transformers*

(1971) Pole mounted transformer, 3 phase, 3 Wire. Pole mounted transformer 1 Phase, 4 Wire.

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

D5010.03 Main Electrical Switchboards (Main Distribution)*

(1950) Westinghouse 400AF with 350AT Single Phase and 3 Phase for supply fan/condensate/compressor.

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

Event: Replace existing MDP.

Concern:
End of life cycle. Two (2) different systems in one MDP, 1 Phase and 3 Phase.

Recommendation:
Install new electrical service with only one (1) system. Recommend 3 Phase 4 Wire.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$37,800	Medium

Updated: March 4 2005

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

(1950) (1971) (1997) FPE and Westinghouse panels throughout school.

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

D5010.07.02 Motor Starters and Accessories*

(1950) (1971) Loose starters - AB and SquareD.

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

Event: Replace starters.

Concern:
End of life cycle, and may not be sized properly.

Recommendation:
Install new starters to replace all existing.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$4,860	Medium

Updated: March 4 2005

D5020.01 Electrical Branch Wiring*

(1971) (1997) Wiring installed in metallic and flexible conduit.

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

D5020.02.02.01 Interior Incandescent Fixtures*

(1971) Keyless complete with frosted lamps in some storage rooms and crawl space.

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

D5020.02.02.02 Interior Florescent Fixtures*

(Pre-1971) T12 lamps with magnetic ballasts.

Rating	Installed	Design Life	Updated
2 - Poor	0	30	DEC-04

Event: Replace all lighting.]

Concern:
Lighting levels low. High energy costs. Ballasts contain PCBs.

Recommendation:
Install complete new lighting system with T8/T5 fixtures complete with electronic ballasts and compact fluorescent lamps.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$81,000	Medium

Updated: March 4 2005

D5020.02.03 Emergency Lighting*

(1971) Battery pack with integral and remote lamps.

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

Event: Bring Emergency Lighting up to code.

Concern:
Emergency lighting does not adequately serve the entire school.

Recommendation:
Add additional battery packs with integral and remote lamps.

Type	Year	Cost	Priority
Code Repair	2007	$2,700	Medium

Updated: March 4 2005

D5020.03.01.01 Exterior Incandescent Fixtures*

(1986) Photocell/time clock controlled incandescent wall and ceiling mount fixtures.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

(1986) HID fixtures mounted at roof height.

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

D5020.03.02 Lighting Accessories (Lighting Controls)*

(1986) Photocell controlled.

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

D5020.03.03 Emergency Lighting*

(2001) Exits changed to LED's.

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

D5030.01 Detection and Alarm Fire Alarm*

(1986) Simplex 2001/3080.

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	DEC-04

Event: Replace fire alarm system.

Concern:
System is nearing it's end of life cycle.

Recommendation:
Install complete new Fire Alarm system implementing current technologies.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$91,800	Medium

Updated: March 4 2005

D5030.02.01 Door Answering*

(1985) Front door rings throughout school.

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

D5030.02.02 Intrusion Detection*

(2001) Magnum Alert System complete with motion detectors.

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

D5030.03 Clock and Program Systems*

(1971) (2000) Simplex Master Clock disconnected. 110V and battery clocks throughout.

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

D5030.04.01 Telephone Systems*

(1997) Nortel Meridian System integrated with Bogen System.

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

D5030.04.02 Paging Systems*

(1997) Bogen 2000 System integrated with phones.

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

D5030.04.03 Call Systems*

(1997) Bogen 2000.

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

D5030.04.04 Data Systems*

(2001) CAT 5 cabling system throughout.

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

D5030.04.05 Local Area Network Systems*

(2001) HUB located in G.O. Storage Room.

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

D5030.05 Public Address and Music Systems*

(1997) Bogen 2000.

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

D5030.06 Television Systems*

(1998) CTV/Co-ax throughout entire school.

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

D5090.01 Uninterruptible Power Supply Systems*

(1997) APC 500VA UPS protecting phone system.

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.07.02 Vending Machines

(1998) Vending machines in Boys' Play/Lunch area.

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

E1020.02 Library Equipment*

91998) Copy machines, computers and mobile book carts.

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

E1020.03 Theater and Stage Equipment*

(1991) Stage lighting, Main and back drop curtains. Sound equipment.

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

E1020.05 Audiovisual Equipment

(1998)(2003) Projection screens and portable TV in all Classrooms, Music Room, Kindergarten, Library and Staff room. Electronic display boards in Computer Lab and Classrooms #2 and #4.

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

E1090.02 Solid Waste Handling Equipment*

(1998) Three metal garbage containers in north-east portion.

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

E1090.04 Residential Equipment*

(1980(2000) Water cooler, fridge, stove, dishwasher, microwave oven and coffee machine in Staff Room. Fridge in Classroom #12 / Lunch Room, freezer in Custodian's Office, microwave oven on Boys' Play / Lunch area.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1992) Climbing apparatus, gymnastic equipment, badminton, basket ball and volley ball equipment. Two basket ball hoops, manual operation. Various musical equipment in Music Room.

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

E2010.02.05 Educational Facility Casework*

(1955)(1971)(1998) Cabinets, countertops (plastic laminate) with sinks and perimeter cabinets and cupboards with doors or open shelving in Classrooms and Music Room. Sink cabinet and recessed cupboards with glass doors and coat rack in Vice Principal's Office. All are painted.
(1996) Staff Work / Copy Room: counter top (plastic laminate), painted cabinets and cupboards and slotted paper storage rack.

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

Event: Replace deteriorated millwork.

Concern:
Several cabinets, cupboards and open shelf units are in poor condition (Classroom #10, Vice Principal's Office, Lunch / Play area etc.).

Recommendation:
Replace deteriorated millwork items - estimate is cash allowance.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$25,000	Low

Updated: August 17 2005

E2010.02.07 Kitchen Casework*

(1971) Cabinet with sink, Counter top (plastic laminate) and cupboards in Staff Room. Cabinet with sink and cupboards in Kitchen. Millwork is painted.

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

Event: Replace sink cabinets and cupboards in Kitchen.

Concern:
Cabinets and cupboards are in poor condition.

Recommendation:
Replace cabinets and cupboards in Kitchen.

Type	Year	Cost	Priority
Lifecycle Replacement	2009	$8,000	Low

Updated: August 17 2005

E2010.02.09 Library Casework*

(1971) Wooden book shelves and display stands, painted. Modular Librarian's desk. Millwork is old but functional.

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

E2010.02.99 Other Casework*

(1950)(1955) Chair storage under Gym Stage, coat hooks in all Classrooms.
(1971) Modular reception desk in Administration area. Metal boot racks in Lunch / Play areas.
(2004) Wall mounted wood benches in Lunch / Play areas. New vanities with stainless steel sinks in Boys' and Girls' Washrooms.

Rating	Installed	Design Life	Updated
N/A	0	0	DEC-04

E2010.03.01 Blinds*

(2003) New vinyl louvres installed with new windows.

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

E2010.03.06 Curtains and Drapes*

(1971)(2003) Drapes in Custodian, Principal and Vice Principal's Offices and Staff Room. Computer Room windows are permanently sealed from inside with painted plywood panels.

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

E2020 Moveable Furnishings*

(1998) Plastic magazine racks and metal mobile book carts in Library, wooden bench in the main entrance. Sofas and chairs in Staff Room.
(2003) New student desks (plastic laminate) and chairs (fibre glass) in most Classrooms. Large folding tables in Lunch areas. Modular desks and chairs in Library and Computer Room.

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

F1010.02.05 Grandstands and Bleachers*

(1987) Tiered seating in Music Room.

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

F2020.01 Asbestos*

(1950)(1955) An asbestos survey was completed for Edmonton Public Schools in 2000. It identified asbestos in elbow mud in pipe fittings in crawl space and basement Boiler Room (25 - 40% chrysotile), crawl space debris insulation (40% chrysotile, highly friable) and in spray textured ceilings (4.2% chrysotile). Asbestos transite panels are non-friable and in good condition. No asbestos detected in sheet flooring materials. Asbestos abatement work in two boilers and return air plenum was completed in 2002.

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

F2020.02 PCBs*

(1950)(1955) Ballasts in fluorescent fixtures contain PCBs. New fluorescent fixtures and ballasts have been recommended - see electrical evaluation.

Rating	Installed	Design Life	Updated
4 - Acceptable	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: Mount Royal Elementary Scl
Address:
Location: Edmonton

Building Id: S3229
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: **$134,400**
5 year Facility Condition Index (FCI): **0%**

General Summary:

The site is bound by 55 Street on the west, residential lanes on the north and east sides and 112 Avenue on the south. Access to staff parking and parent drop-off / pick-up is from the north residential lane. School buses park on 55 Street, near Gymnasium. No parking is allowed on the south portion of 55 Street and on 112 Avenue. The play field is located on the east and south-east. A playground structure and a paved basket ball court are located on the east side of school building.
The gravel staff parking lot is in poor condition. The paved access road and the paved basket ball court are also in poor condition. All three areas require upgrading to ensure proper drainage and better surfacing. Playground structure is old and should be replaced.
Overall rating is 'Acceptable' (4).

Mechanical:
The building has water, a combined sewer and gas services. There are no catch basins on the site. The combined storm and sanitary service main requires replacement.
Overall rating is 'Acceptable (4).

Electrical:
Exterior lighting and car plug-ins adequate. Lighting controls. No plug-in control.
Overall 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)*

(1971) Short paved access road to the parking lot from north lane. Parents also drop off and pick up students at the lane. This creates some congestion but the area is supervised.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Re-build paved access road.

Concern:
Asphalt surfaces have deteriorated. Surface drainage is poor.

Recommendation:
Re-build existing asphalt road to the parking lot. This work should be done together with paving of parking lot to achieve proper drainage.

Type	Year	Cost	Priority
Repair	2007	$16,000	Medium

Updated: August 17 2005

G2010.06 Roadway Appurtenances*

(1971) Chain gate at the fence.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.02.01 Aggregate Parking Lots (Gravel)*

(1971) Gravel staff parking lot along building wall at NE corner. Currently the parking lot has 17 stalls for staff.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Build new paved parking lot on existing gravel surface.

Concern:
Existing gravel surface parking lot is in poor condition with sunken patches, water ponding and loose gravel. Visitors park in grass area. There are no barrier free stalls and no curbs.

Recommendation:
Upgrade and pave existing gravel parking lot. Incorporate one barrier free stall and six visitor stalls, new rails and relocate power to stalls as required. Coordinate surface drainage with access road and paved basket ball area.

Type	Year	Cost	Priority
Failure Replacement	2007	$56,000	Medium

Updated: August 17 2005

G2020.06.01 Traffic Barriers*

(1971) Barriers made of heavy timber posts in north and south-east.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.03 Parking Lot Signs*

(1971) Various signs made of metal plates and plywood are mounted on walls.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Install new parking lot signs.

Concern:

Existing signs for reserved stalls etc. are mounted on building wall. These signs are painted letters on metal plates and plywood sheets. Metal plates are rusting and plywood has deteriorated. Letters are not legible.

Recommendation:

Provide new parking lot signage for staff, barrier free and visitor stalls.

Type	Year	Cost	Priority
Failure Replacement	2007	$1,000	Low

Updated: August 17 2005

G2030.04 Rigid Pedestrian Pavement (Concrete)*

(1955) 1.8 m wide concrete sidewalk on south, south-east and north sides. 3 m wide concrete sidewalk from 55 Street to the main entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2030.06 Exterior Steps and Ramps*

(1950)(1955) The north, south and the main entrances have concrete pads and steps on the east (rear entrance).

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.02 Fences and Gates*

(1971) Chain link fence on the north, east, south and south-west portions of the property.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Replace chain link fence along the north property line.

Concern:
Fence has rusted along the north property line and some sections are leaning

Recommendation:
Replace sections of north chain link fence that are in poor condition.

Type	Year	Cost	Priority
Repair	2008	$5,000	Low

Updated: August 17 2005

G2040.03 Athletic and Recreational Surfaces*

((1971) Grass soccer field. Shale base ball diamonds. Sand in playground.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

Event: Replace playground equipment and structure.

Concern:
Playground structure is of old basic design and made of pressure treated wood. Treated wood has been phased out from playgrounds due to release of toxic gases. Tires and metal slides are also being phased out.

Recommendation:
Replace the east playground equipment and structure.

Type	Year	Cost	Priority
Program Functional Upgrade	2009	$150,000	Medium

Updated: August 17 2005

G2040.03 Athletic and Recreational Surfaces*

(1971) Asphalt surface basket ball court, east of rear entrance.

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	

Event: Rebuild paved basket ball court.

Concern:
The paved basket ball court surface is in marginal condition and the surface drains poorly, creating large pool of water and icy conditions between the existing gravel parking lot and the court.

Recommendation:
Rebuild paved basket ball court surface and coordinate surface drainange with adjacent parking lot and the access road.

Type	Year	Cost	Priority
Repair	2007	$24,000	Medium

Updated: August 17 2005

G2040.04.01.02 Playground Equipment*

(1971) Minimal play equipment on south-east. Larger play ground on the east side.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

G2040.05 Site and Street Furnishings*

(1971) Wood benches on metal frames in play field.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.06 Exterior Signs*

(1955)(1990) Metal school sign on the south wall of Gymnasium. Wood pylon sign on the south of the property, facing 112 Avenue.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Install a sign pylon on 55 Street.

Concern:
Metal signage on south Gymnasium wall is not visible because it has been painted over with wall paint colour and remains hidden because of large trees. The signage pylon is far removed from school building and faces the busy 112 Avenue.

Recommendation:
Install a signage pylon facing 55 Street, near the main entrance sidewalk.

Type	Year	Cost	Priority
Program Functional Upgrade	2010	$3,000	Low

Updated: August 17 2005

G2040.08 Flagpoles*

(1955) One wall mounted flag pole above main entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.04 Lawns and Grasses*

(1971) West portion has lawn. Bermed grassed area around the playground on the east side.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.05 Trees, Plants and Ground Covers*

(1955)(1960) Mature elm trees along 55 Street. Mature elm trees and evergreens around Gymnasium and main entrance. Several evergreen trees on east side. Ornamental shrubs along west building walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3010.02 Site Domestic Water Distribution*

(1950) (1955) Water service is from 55th Street.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3020.01 Sanitary Sewage Collection*

(1950) (1955) Combined sanitary and storm service is 250 mm and connects to the utility main on 55th Street.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Replace combined sanitary and storm site service.

Concern:

The combined sewer from the building frequently plugs requiring maintenance. The interior of the service main pipe has previously been videoed and it was found that tree roots have penetrated the pipe and are the cause of the frequent blockages.

Recommendation:

Replace the combined sewer from the utility service on 55th street to a point near the building.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$32,400	Low

Updated: August 17 2005

G3030.01 Storm Water Collection*

(1950) (1955) Combined sanitary and storm service is 250 mm and connects to the utility main on 55th Street. Reference G3020.01 for sewer replacement.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3060.01 Gas Distribution*

(1955) Gas service is from 55th Street.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.02 Electrical Power Distribution Lines*

(1971) Underground fed services from pole.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.03 Electrical Power Distribution Equipment*

(1971) Pole mounted transformer.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.04 Car Plugs-ins*

(1986) Rail mounted plug-ins adequate.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4020.01 Area Lighting*

(1997) HID and incandescent fixtures adequate, controlled by photocell and time clock.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

S8 FUNCTIONAL ASSESSMENT

K40 Current Code Issues

(1950)(1955) Except walls at the junction of the original building and 1955 addition, no other walls in fire separation extend to underside of deck. However, areas of original and the 1955 addition are within the 2000 sq.m. limit.

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

K4010.01 Barrier Free Route: Parking to Entrance

(1950)(1955) Curb cut provided on the street and the sidewalk extends to the front entrance.

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

K4010.02 Barrier Free Entrances

(1950)(1955) The main entrance, and the north and south entrances are approximately 100 mm above the adjacent sidewalks and a short concrete stoop / ramp can provide barrier free access. However, only the main entrance provides direct access to Gymnasium at grade. Automatic door openers have been recommended for doors at the main entrance. The rear entrance is approximately 450 mm above grade and would require a ramp.

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

K4010.03 Barrier Free Interior Circulation

(1950)(1955) The main entrance has interior steps. All areas in the main floor is accessible.

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

Event: Install a wheel chair lift at the main entrance.

Concern:

Gymnasium is accessible and is used by the community. However barrier free washrooms, located in the main floor are not accessible, because of steps in the main entrance foyer.

Recommendation:

Install a wheelchair lift (stair climber) in the main entrance foyer.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2008	$11,000	Medium

Updated: August 17 2005

K4010.04 Barrier Free Washrooms

(1950) Doors to Boys' and Girls' Washrooms are original wood double leaf dutch doors on wood frame with central mullion.

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

Event: Replace doors to Boys' and Girls' Washrooms.

Concern:
Existing two way doors are narrow and difficult for wheelchair because of central fixed mullions.

Recommendation:
Install new doors to comply with barrier free requirements.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2008	$3,000	Medium

Updated: August 17 2005

K4010.04 Barrier Free Washrooms

(2004) Barrier free items were incorporated during complete upgrade of Boys' and Girls' Washrooms.

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