

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Newton Elementary School

B3230A
Edmonton

Facility Details

Building Name: Newton Elementary School
Address: 5523 - 122 Avenue
Location: Edmonton

Building Id: B3230A
Gross Area (sq. m): 0.00
Replacement Cost: \$4,799,793
Construction Year: 0

Evaluation Details

Evaluation Company: Stephens Kozak Carr and Brown
Evaluation Date: November 4 2005
Evaluator Name: Mr. Eric Lumley

Total Maintenance Events Next 5 years: **\$2,849,945**
5 year Facility Condition Index (FCI): **59.38%**

General Summary:

The school was constructed in two stages:

1953 - 1550 sq.m.

1956 - 1895 sq.m.

The finishes and millwork throughout the school is the original with few upgrades. The exterior is mainly painted plywood which is in very poor condition. The building was re-roofed in 2003 and 2004 and the windows were replaced in 1991. The building is in poor condition.

Structural Summary:

Wood frames walls, floor and roofs on concrete foundation walls and strip footings. Mechanical room is lowered and has a concrete slab-on-grade floor. There are suspended concrete slabs at each entrance. The structure is generally acceptable.

Envelope Summary:

The building has a new roof and relatively new windows (1991). Except for the gym, which has new stucco and metal siding, the building has the original painted plywood exterior, with some areas of painted transite board, and a small section of brickwork. The building envelope (walls) are in critical condition.

Interior Summary:

With few exceptions the building interior is the original. There is battleship lino and carpet throughout. The gym, stage flooring and old I.A. shop areas have wood flooring. There are a few small areas of VCT. The walls are generally painted plaster on wood lath on wood studs and the gym and corridors have a plywood dado. The upper gym walls are painted testest. The ceilings are generally asbestos stipple on plaster. The interior is in poor condition.

Mechanical Summary:

Original school built in 1953 with an addition in 1956. Mechanical components and design are similar. Heating plant in 1953 original school mechanical room provides low pressure steam to heating elements. Ventilation is provided via unit ventilators installed in rooms along building perimeter. Controls are pneumatic. No BMCS installed. Exhaust fans expel foul odors. Two speed exhaust fans interlocked with unit ventilators. Plumbing fixtures and brass are commercial quality. Fire protection consists of fire extinguishers.

Items found during review which should be addressed are:

- Replace janitor sinks.
- Install new heating plant.
- Install new hot water distribution system and heating elements.
- Install gas fired humidifiers.
- Install ventilation in rooms where deficient.
- Install new gas fired rooftop units.
- Install air conditioning in computer room.
- Install air conditioning in server room.
- Install new controls, BMCS.
- Replace Bridvent exhaust with exhaust fans.
- Videotape underground sewer.
- Replace dated plumbing fixtures and brass.

Mechanical systems and components are in marginal condition.

Electrical Summary:

In general, the electrical systems in the school are acceptable. The marginal components are as follows, and should be considered for upgrade.:

- Main distribution panel c/w surge protection.
- Interior fluorescent light fixtures.
- Emergency lighting units and EXIT lights.

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

S1 STRUCTURAL

A1010 Standard Foundations*

Concrete foundation walls and strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

A1030 Slab on Grade*

Mechanical room slab-on-grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

A2020 Basement Walls (& Crawl Space)*

Cast-in-place foundation walls form crawlspace.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

B1010.01 Floor Structural Frame*(Building Frame)

Wood joists on concrete perimeter and intermediate foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

B1010.03 Floor Decks, Slabs, and Toppings*

Wood deck on joists. Entrances are suspended concrete slabs on foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

B1010.06 Ramps: Exterior**

Cast-in-place concrete ramp at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

B1010.07 Exterior Stairs**

Concrete exterior steps and stoops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

B1020.01 Roof Structural Frame*

Diagonal wood planks on wood joists on loadbearing wood stud walls. The gymnasium has wood joists on steel trusses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

B1020.04 Canopies*

Cantilevered wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

B1020.06 Roof Construction Fireproofing*

Plaster on wood lath.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

S2 ENVELOPE

B2010.01 Exterior Wall Exterior Skin

Painted plywood and painted corrugated cement asbestos board general throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	75	NOV-05

Event: Remove plywood and cement asbestos board exterior skin and provide EFIS system.

Concern:

Plywood is rotted throughout and cement asbestos board is cracked in numerous places.

Recommendation:

Remove plywood and cement asbestos board and provide new sheathing with EFIS system. 1600 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$256,800	High

Updated: February 16 2006

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Small section of brick at main entrance and as a wing wall in the 1953 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	NOV-05

B2010.01.06.03 Metal Siding**

New metal siding "rain screen" on upper gym walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	NOV-05

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

Painted stucco finish on wood sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	NOV-05

Event: Provide new EFIS on existing stucco exterior walls.

Concern:

Existing painted stucco is cracked and provides no insulation.

Recommendation:

Install new EFIS system on top of existing painted stucco wall surfaces. 80 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$8,560	Medium

Updated: February 16 2006

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

Painted cement stucco and painted plywood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	15	NOV-05

B2010.02.03.04 Glass Masonry Units (Glass Block)

Small area of galss block adjacent to main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

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

Loadbearing wood stud exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

B2010.09 Exterior Soffits*

Painted cement stucco and painted plywood. There are sections of new perforated metal soffits where the roof overhangs the walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	20	NOV-05

Event: Replace plywood soffits with prefinished metal soffits.

Concern:

Plywood soffits to canopies at entrances are in very poor condition with rotted plywood sheathing.

Recommendation:

Remove plywood soffits and replace with prrefinished metal soffits and canopy fascias. 4 canopies at \$1000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$4,280	Medium

Updated: February 16 2006

B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows**

1991. Original windows replaced with fibreglass windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	NOV-05

B2030.01.10 Wood Entrance Door**

Original wood entrance doors in wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

Event: **Replace exterior wood doors and frames with insulated hollow metal doors and steel frames.**

Concern:

Original wood doors and frames are in marginal condition and provide very little insulation.

Recommendation:

Remove exterior wood doors and frames and provide new insulated metal doors, frames and hardware. 14 double doors and frames.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$42,800	Medium

Updated: February 16 2006

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

2003 / 2004 Entire school re-roofed with 2 ply SBS roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	NOV-05

S3 INTERIOR**C1010.01 Interior Fixed Partitions***

Plaster finish on wood lath on wood studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-05

C1010.03.01 Accordion Folding Partitions

Accordian folding partition in kindergarten room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

C1010.05 Interior Windows*

Float glass in wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

C1020.01 Interior Swinging Doors**

Painted wood doors in wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-05

C1020.03 Interior Fire Doors*

Metal door to boiler room. Wood frame. Wood doors in wood frames to storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	50	NOV-05

Event: **Provide fire rated doors and frames to mechanical room and storage rooms.**

Concern:

Doors in fire rated assemblies are not fire rated.

Recommendation:

Provide fire rated doors and frames in rated assemblies. 11 doors and frames

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$21,400	Medium

Updated: February 16 2006

C1030.01 Visual Display Boards**

Whiteboard, chalkboard and vinyl covered tackboard throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	NOV-05

Event: **Provide new whiteboard and tackboard throughout.**

Concern:

Original chalkboards have deteriorated writing surfaces. Removal includes asbestos abatement because of the transite board construction. They are recessed into the plaster walls.

Recommendation:

Remove chalkboards, repair walls and provide new whiteboards and tackboards. 17 classrooms at \$3000 per classroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$54,570	Low

Updated: February 16 2006

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

Original painted metal toilet partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	NOV-05

Event: **Provide new baked enamel finish metal toilet partitions.**

Concern:

Original toilet partitions have a painted finish and are in marginal condition with broken hinges and bent panels.

Recommendation:

Provide new baked enamel finish metal toilet partitions. 12 cubicles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$12,840	Low

Updated: February 16 2006

C1030.08 Interior Identifying Devices*

Cast aluminum room signs, door mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	NOV-05

C1030.10 Lockers**

155 metal lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

Event: Remove metal lockers and repair walls**Concern:**

Lockers are in scratched and dented condition and not required for an elementary program.

Recommendation:

Remove lockers, provide coat hooks and rails, repair walls. 155 lockers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$32,100	Low

Updated: February 16 2006

C1030.12 Storage Shelving*

Painted perimeter millwork shelves in classrooms and in storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	NOV-05

Event: Replace millwork shelves with new shelving units with plastic laminate tops.**Concern:**

Existing millwork shelving is damaged and chipped.

Recommendation:

Replace millwork shelving in classrooms and storage rooms. 400m at \$400/m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$171,200	Medium

Updated: February 16 2006

C1030.14 Toilet, Bath, and Laundry Accessories*

Miscellaneous washroom accessories throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	NOV-05

Event: **Replace washroom accessories throughout.**

Concern:

Washroom accessories are damaged and old.

Recommendation:

Provide new washroom accessories. \$1000 per public washroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$2,140	Low

Updated: February 16 2006

C2010 Stair Construction*

Wood stairs to stage and to lower storage area under old I.A. wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

C2020.01 Tile Stair Finishes*

VCT treads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

C2020.08 Stair Railings and Balustrades*

Wood handrails and pipe handrails to stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-05

C3010.01 Concrete Wall Finishes*

Painted concrete walls in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	100	NOV-05

C3010.03 Plaster Wall Finishes*

Plaster wall finish throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	40	NOV-05

C3010.04 Gypsum Board Wall Finishes*

Minor areas of gypsum board wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

C3010.11 Interior Wall Painting**

Paint finish throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	5	NOV-05

Event: **Repaint interior surfaces.**

Concern:

There is sufficient work required to the facility that the entire interior will require repainting.

Recommendation:

Repaint interior surfaces. Approx. 14000 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$299,600	High

Updated: February 16 2006

C3020.02 Tile Floor Finishes**

Small areas of VCT in storage rooms and office areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

C3020.03 Terrazzo Floor Finishes*

Terrazzo floor finish at entrances (on concrete slab), and in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	NOV-05

C3020.04 Wood Flooring**

Wood strip flooring in gymnasium and old I.A. shop area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	NOV-05

Event: **Refinish gym floor.**

Concern:

Refinishing is necessary to avoid surface damage to the wood flooring.

Recommendation:

Refinish gymnasium and stage wood floor. 320 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$17,120	Medium

Updated: February 16 2006

C3020.07 Resilient Flooring**

Approximately 50% of the classroom and all the corridors have the original battleship lino.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	NOV-05

Event: **Replace the original battleship lino with new VCT and underlayment.**

Concern:

Battleship lino is original and worn out.

Recommendation:

Remove the battleship lino and replace with VCT and new underlayment. 1350 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$65,270	Medium

Updated: February 16 2006

C3020.08 Carpet Flooring**

Approximately 50% of the classrooms are carpeted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	10	NOV-05

Event: **Replace carpet in classrooms with VCT and underlayment.**

Concern:

Carpet is worn and difficult to keep clean.

Recommendation:

Remove carpet and replace with VCT on underlayment. 850 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$42,800	Medium

Updated: February 16 2006

C3020.11 Floor Painting

Painted concrete floor in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	5	NOV-05

C3030.03 Plaster Ceiling Finishes*

Plaster ceilings throughout, except gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-05

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

Two rooms have T-bar ceilings. Asbestos stipple is still in place above.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	NOV-05

Event: **Remove T-bar ceiling and asbestos ceiling finish.**
Provide new T-bar ceiling system.

Concern:

Asbestos stipple finish is still in place above the t-bar ceiling.

Recommendation:

Remove T-bar ceiling and asbestos stipple. Provide new T-bar ceiling system. 165 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2007	\$2,675	High

Updated: February 16 2006

C3030.07 Interior Ceiling Painting**

Painted plaster ceilings in storage rooms and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	NOV-05

C3030.09 Other Ceiling Finishes*

Asbestos stipple ceiling finish in throughout most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	NOV-05

Event: **Remove asbestos stipple finish to ceilings and**
install T-bar ceiling system.

Concern:

Asbestos stipple will be disturbed with upgrades to the classrooms and other areas.

Recommendation:

Remove the asbestos stipple ceiling finish and install T-bar ceiling system. 2000 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2007	\$321,000	High

Updated: February 16 2006

C3030.09 Other Ceiling Finishes*

Painted tentest in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	NOV-05

Event: **Provide tectum acoustic panels to cover tentest ceiling in gymnasium.**

Concern:

Tentest board ceiling is subject to damage.

Recommendation:

Provide acoustic treatment (Tectum) to cover tentest panels.
240 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$16,050	Low

Updated: February 16 2006

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

Floor mounted, elongated and regular bowl, flush tank, flush valve, open and closed front, varies in age up to 53 years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	NOV-05

Event: **Replace water closets throughout school.**

Concern:

Water closets in facility are aged and in need of repair. Water closets are not low water consumption.

Recommendation:

Install new low flush water closets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$42,800	Low

Updated: February 16 2006

D2010.02 Urinals**

Stall urinals, flush tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	NOV-05

Event: **Replace urinals.**

Concern:

Urinals are aged and flush valves are in need of replacement.

Recommendation:

Install new urinals with flush valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$22,470	Low

Updated: February 16 2006

D2010.03 Lavatories**

Wall hung vitreous china, separate hot/cold taps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	NOV-05

Event: **Install new countertop stainless steel lavatories complete with new brass.**

Concern:

Many existing vitreous china lavatories are damaged and have separate hot and cold spouts.

Recommendation:

Install new lavatories with time delay faucets and mixing valve.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$26,750	High

Updated: February 16 2006

D2010.03 Lavatories**

Porcelain on steel, on/off brass, countertop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	NOV-05

Event: **Install new lavatories.**

Concern:

Lavatories are rusting.

Recommendation:

Install new stainless steel lavatories and brass.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$4,280	Low

Updated: February 16 2006

D2010.03 Lavatories**

Stainless steel, countertop, on/off brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

D2010.04 Sinks**

Porcelain on steel, countertop, swing spout, on/off brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	NOV-05

Event: Install new stainless steel countertop sinks.

Concern:

Porcelain countertop sinks vary in age up to 53 years.

Recommendation:

Install new stainless steel sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$3,210	Medium

Updated: February 16 2006

D2010.04 Sinks**

Stainless steel, countertop, swing spout, on/off brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

D2010.05 Showers**

Stall shower, adjustable head, on/off brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

D2010.08 Drinking Fountains / Coolers**

Double/single outlet, vitreous china, wall hung. Refrigerated, stainless steel. Bubblers at various sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

D2010.09 Other Plumbing Fixtures**

Floor mount fiat sinks, washer, dishwasher, art sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

D2010.09 Other Plumbing Fixtures H/C Sinks**

Handicap water closet and stainless steel bowl with lever brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	NOV-05

D2010.09 Other Plumbing Fixtures Janitor Sink**

Raised cast iron sinks in janitor rooms. No vacuum breaker on brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	NOV-05

Event: Install floor janitor sinks.

Concern:

Difficult to empty buckets into raised sinks.

Recommendation:

Remove raised janitor sink and install floor janitor sink and brass.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$5,350	Medium

Updated: February 16 2006

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

D2020.01.03 Piping Specialties (Backflow Preventors)**

Exterior hose bibbs with/without vacuum breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

Event: Install new exterior hose bibbs complete with vacuum breakers.

Concern:

Exterior hose bibbs do not have vacuum breakers.

Recommendation:

Install new hose bibbs complete with vacuum breakers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$4,280	High

Updated: February 16 2006

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow preventor installed on heating system water make up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

D2020.02.02 Plumbing Pumps: Domestic Water**

Inline system domestic hot water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	NOV-05

D2020.02.06 Domestic Water Heaters**

One (1) State sandblaster, input 50,500 BTU/hr.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	NOV-05

D2020.03 Water Supply Insulation*: Domestic

Domestic hot, cold, recirculation piping insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

D2030.01 Waste and Vent Piping*

Cast iron, copper, galvanized piping varies in age up to 53 years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	NOV-05

Event: **Replace exposed waste and vent piping in crawl space.**

Concern:

Existing piping varies in age up to 53 years. Sewage odor noted in crawl space.

Recommendation:

Replace exposed waste and vent piping in crawl space.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$53,500	Medium

Updated: February 16 2006

D2030.01 Waste and Vent Piping*

Cast iron underground sewer lines. Vary in age up to 53 years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	NOV-05

Event: **Video underground sewer lines.**

Concern:

Existing underground piping varies in age up to 53 years.

Recommendation:

Video underground sewer lines to determine condition of piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$9,630	High

Updated: February 16 2006

D2030.02 Waste Piping Specialties*

Bottle traps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	50	NOV-05

Event: **Install bottle traps on science room sinks.**

Concern:

Science room sinks do not have bottle traps.

Recommendation:

Install bottle traps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$2,140	Medium

Updated: February 16 2006

D2040.01 Rain Water Drainage Piping Systems*

Rainwater leaders from roof hoppers connected to underground storm. Small canopy at entrances piped to grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-05

D2040.02.04 Roof Drains**

Cast iron domes, full flow.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

D3010.02 Gas Supply Systems*

Gas distribution piping to steam boilers, domestic water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-05

D3020.01.01 Heating Boilers & Accessories: Steam**

Two (2) fire box low pressure steam boilers, original, CRN: 1849.12, capacity 3249 kg/hr.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	NOV-05

Event: **Install new heating plant.**

Concern:

Tube failures, energy inefficient, standing pilot, high maintenance, water leakage, soot build up on burners.

Recommendation:

Install new heating plant. Install energy efficient coppertube boilers, fan assisted, low NOX, primary secondary pumps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$342,400	Medium

Updated: February 16 2006

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

Masonry chimney, insulated and non insulated combustion air duct.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	NOV-05

D3020.01.04 Water Treatment: Steam Boilers*

Chemical feed pump, abandoned chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	NOV-05

D3040.01 Air Distribution Systems

No ventilation in various rooms. Install in rooms were deficient. COST INCLUDED IN D3040.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

D3040.01 Air Distribution Systems

Room ventilation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	NOV-05

Event: **Remove unit ventilators and install rooftop gas fired units.**

Concern:

Unit ventilators are noisy and are shut off by staff during classes and motorized fresh and return dampers modulate to fresh air damper closed position during cold weather, resulting in no fresh air to satisfy occupant outside air requirement of 8 l/s per person. Heating coils have frozen due to outside air leakage at fresh air dampers. Fresh air intakes on unit ventilators can draw vehicle exhaust into classrooms from outside parking lot.

Recommendation:

Install gas fired packaged rooftop units (total of 5) consisting of supply fan, return fan, motorized fresh, return, exhaust dampers, indirect fired heat exchanger, high turndown burner, medium efficiency filter bank, above ground supply and return air ductwork, CO2 sensor to vary amount of fresh air. Connect to BMCS.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$1,203,750	High

Updated: February 16 2006

D3040.01.03 Air Cleaning Devices:Air Distribution*

Low efficiency throw away filter on each unit ventilator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Integral grilles with unit ventilators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

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

Black iron piping to unit ventilators, convectors, perimeter radiation. Condensate pumps located in crawl space pump condensate to receiver in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

Event: Install new hot water system and heating elements.

Concern:

Leakage, high maintenance, valves do not hold.

Recommendation:

Install new hot water distribution piping and heating elements throughout building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$321,000	High

Updated: February 16 2006

D3040.04.01 Fans: Exhaust**

Two speed roof mounted centrifugal exhaust fans. Dome exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

D3040.04.03 Ducts: Exhaust*

Low velocity ductwork to exhaust air outlets and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate and linear bar exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

D3050.01.01 Computer Room Air Conditioning Units**

Computer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

Event: **Install air conditioning.****Concern:**

Computer room gets hot when in use.

Recommendation:

Install ductless air conditioning unit with remote condensing unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$32,100	High

*Updated: February 16 2006***D3050.01.01 Computer Room Air Conditioning Units** - Server Room**

Server room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

Event: **Install air conditioning.****Concern:**

Room and equipment hot.

Recommendation:

Install ductless air conditioning unit with remote condensing unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$21,400	Medium

Updated: February 16 2006

D3050.03 Humidifiers**

No humidification. Alberta Infrastructure Design Guidelines recommends humidification.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	NOV-05

Event: Install gas fired humidifiers.

Concern:

No humidification. Alberta Infrastructure Design Guidelines recommends humidification.

Recommendation:

Install low maintenance gas fired humidifiers with multiple steam grids for proposed new rooftop air systems (total of 5).
Install water softener.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$187,250	Medium

Updated: February 16 2006

D3050.05.01 Convectors**

Thermostatically controlled convectors in various rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	NOV-05

Event: Contain exposed steam piping to convectors.

Concern:

Exposed steam piping to convectors was found in several locations.

Recommendation:

Place furring around exposed steam piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$10,700	High

Updated: February 16 2006

D3050.05.02 Fan Coil Units**

Exposed wall fan coil units in entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

D3050.05.03 Finned Tube Radiation**

Perimeter room radiation installed within enclosure and millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

D3050.05.07 Unit Ventilators**

Ventilators located on all perimeter room walls throughout facility. COST INCLUDED IN D3040.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	NOV-05

D3060.02.02 Pneumatic Controls**

Simplex air compressor, filter, pneumatic room thermostats, control valves. No air dryer installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	40	NOV-05

Event: Install refrigerated air dryer.

Concern:

Air dryer is not installed for compressed air.

Recommendation:

Install refrigerated air dryer.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$2,140	High

Updated: February 16 2006

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

No BMCS system installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	NOV-05

Event: Install BMCS system which includes proposed mechanical upgrades.

Concern:

No BMCS to control equipment activation and assist in maintaining building environment.

Recommendation:

Install BMCS system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$192,600	High

Updated: February 16 2006

D4030.01 Fire Extinguisher, Cabinets and Accessories**

ABC fire extinguisher in wall brackets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

S5 ELECTRICAL**D5010.01 Main Electrical Transformers****

EPCOR pad mounted transformer located on north side of school, adjacent main entrance of school. The secondary feeders run underground to the main distribution panel (MDP).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

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

The 1955 vintage MDP is manufactured by EPM, located in the boiler room. MDP is rated 400 Amps, 120/208 Volts - 3 Phase - 4 Wire, main breaker is 350A, distribution section consists of molded case breakers. There is no TVSS device. No further space for breakers. Maximum demand is 59 kVA (164 Amps).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	NOV-05

Event: Replace obsolete MDP with new main panel and a TVSS device.

Concern:

No surge protection. No space on MDP for additional breakers.

Recommendation:

Replace MDP with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$32,100	Medium

Updated: February 16 2006

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

Branch circuit panelboards are 120/208 Volts - 3 Phase - 4 Wire, located in corridors, storage rooms, boiler room. Panels have been upgraded - 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

D5010.07.02 Motor Starters and Accessories**

Loose motor starters and manual switches at equipment locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

D5020.01 Electrical Branch Wiring*

Wiring installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-05

D5020.02.01 Lighting Accessories (Lighting Controls)*

Local 120V line voltage switches are used for lighting control throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

D5020.02.02.02 Interior Florescent Fixtures**

Classroom - 1X4 surface or suspended fixtures, 2 lamps, acrylic lenses and louvers.
 Corridors, staff areas, washrooms - 1X4 wraparound fixtures, 2 lamps, acrylic lenses.
 Gymnasium - Gymliter fixtures c/w wire guards, 2 lamps.
 Lamps are T12/34 watt/electromagnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

Event: Provide new energy efficient fluorescent fixtures with T8 electronic ballasts and F32 T8 lamps throughout the school.

Concern:

Existing fixtures are not energy efficient.

Recommendation:

Replace 300 fixtures with energy efficient fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$80,250	Low

Updated: February 16 2006

D5020.02.02.05 Other Interior Fixtures*

Some EXIT lights have been retrofitted with LED lamps. There are EXIT signs that are older style with incandescent lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	NOV-05

Event: Replace remaining EXIT lights with LED types.

Concern:

Some EXIT signs have not been retrofitted.

Recommendation:

Replace 5 remaining EXIT lights with LED types.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$1,605	Low

Updated: February 16 2006

D5020.02.03 Emergency Lighting*

Battery packs c/w integral and remote heads. Additional emergency lighting is required in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	NOV-05

Event: Provide more emergency lighting units.**Concern:**

Insufficient emergency lighting.

Recommendation:

Provide 5 more emergency lighting units in corridors, gymnasium, kindergarten areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$5,350	Medium

Updated: February 16 2006

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

HPS vandal resistant canopy lights located in entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

D5020.03.01.05 Other Exterior Fixtures*

Motion activated quartz halogen wall packs c/w wireguards in selected entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

D5020.03.02 Lighting Accessories (Lighting Controls)*

Exterior lights are photo electric controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

D5030.01 Detection and Fire Alarm**

Simplex 4002 fire alarm control panel (FACP) located in general office. Annunciator panel located at main entrance. Manual and automatic hard wired devices throughout the school. Bell/strobe units throughout the school. Fire alarm system upgraded in 1993.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

D5030.02.02 Intrusion Detection**

Intrusion alarm control panel located in boiler room. IACP is a 10 zone Magnum Alert system. P.I.R.'s located throughout the school. Intrusion alarm system upgraded in 1996.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

D5030.03 Clock and Program Systems**

Battery clocks are utilized throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

D5030.04.01 Telephone Systems**

Nortel telephone switch located in storage room, south of main entrance. Telephone sets located in classrooms, staff areas and general office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

D5030.04.04 Data Systems**

The main data server and patch panels are located in storage room south of main entrance. SuperNet has been installed in this room. Cat. 5E cables installed throughout the school. Data system upgraded in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

D5030.05 Public Address and Music Systems**

A Bogen Multicom 2000 sound system head-end located in storage room, south of main entrance. Surface speakers in classrooms and corridors. Sound system was installed in year 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	NOV-05

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.03 Theater and Stage Equipment***

Stage drapery and some residential style spotlights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

E1090.04 Residential Equipment*

Stove, microwave, fridge, dishwasher in staff kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Basketball backstops and Canadian Climber in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	NOV-05

E2010.02.05 Educational Facility Casework*

Millwork shelving units, base cabinets and upper cupboards throughout. Lino counter tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	NOV-05

Event: Provide new plastic laminate millwork units in classrooms.

Concern:

Existing millwork cabinets have lino tops and painted plywood doors and drawer fronts. They are difficult to keep clean.

Recommendation:

Provide new millwork cabinets with plastic laminate finish.
\$3000 per classroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$54,570	Medium

Updated: February 16 2006

E2010.02.07 Kitchen Casework*

Painted millwork cabinets with plastic laminate counter in staff kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	NOV-05

Event: **Replace kitchen millwork with new plastic laminate finish millwork.**

Concern:

Millwork is painted plywood finish and is not configured to suit function.

Recommendation:

Replace kitchen millwork with new plastic laminate finish cabinets and upper cupboards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$8,560	Medium

Updated: February 16 2006

E2010.02.09 Library Casework*

Painted millwork shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	NOV-05

E2010.03.01 Blinds**

Combination of horizontal louvre blinds and roller blinds throughout. General office has vertical louvre blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	NOV-05

Event: **Replace venetian and roller blinds with new perforated roller blinds.**

Concern:

Roller and horizontal louvre blinds are in poor condition and do not provide appropriate light control.

Recommendation:

Replace venetian and roller blinds with new perforated roller blinds. 136 blinds.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$32,100	Low

Updated: February 16 2006

E2010.03.06 Curtains and Drapes**

Some drapes on windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	NOV-05

Event: Replace drapes with new perforated roller blinds.

Concern:

Drapes are old and unable to keep clean.

Recommendation:

Replace drapes with perforated roller blinds. See Blinds, section E2010.03.01.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$0	Low

Updated: February 16 2006

E2020 Moveable Furnishings*

Office and educational furniture and equipment throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

F2020.01 Asbestos*

Asbestos stipple ceiling finish throughout. See Asbestos insulation on mechanical system. Asbestos debris in crawlspace. See Asbestos Building Material Survey Report May 4, 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	NOV-05

Event: Remove 300mm of crawlspace dirt, provide polyethelene and 50mm sand cover.

Concern:

Crawlspace is contaminated with asbestos.

Recommendation:

Remove 300mm of crawlspace dirt and place polyethelene sheating with 50mm sand coverage. 3445 sq.m. at \$150/sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2007	\$556,400	High

Updated: February 16 2006

F2020.02 PCBs*

Capacitors in magnetic ballasts in light fixtures will contain PCBs. No sign of leakage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

F2020.04 Mould*

Non evident.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

S8 FUNCTIONAL ASSESSMENT

K3010 Building Services

See mechanical and electrical sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	NOV-05

K3020 Indoor Environment

Poor ventilation and light levels. See Mechanical and Electrical sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	NOV-05

K40 Current Code Issues

Lack of fire rated doors and frames to the mechanical room and storage rooms. See section C1020.03.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	NOV-05

K4010.01 Barrier Free Route: Parking to Entrance

Ramp provided, but remote from parking area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

K4010.02 Barrier Free Entrances

No power assist provided at exterior or vestibule doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	NOV-05

Event: Provide power assist at one exterior entrance and vestibule door.

Concern:

No power assist available for barrier free access to the building.

Recommendation:

Provide power assist to one exterior door and vestibule door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$6,420	Medium

Updated: February 16 2006

K4010.03 Barrier Free Interior Circulation

Corridors are at one level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

K4010.04 Barrier Free Washrooms

No barrier free washrooms provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	NOV-05

Event: **Provide barrier free washrooms.**

Concern:

No barrier free washrooms are provided.

Recommendation:

Provide barrier free washrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$2,140	Medium

Updated: February 16 2006

RECAPP Facility Evaluation Report

Newton Elementary School

S3230
Edmonton

Facility Details

Building Name: Newton Elementary School
Address:
Location: Edmonton

Building Id: S3230
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company:
Evaluation Date: November 4 2005
Evaluator Name:

Total Maintenance Events Next 5 years: **\$148,730**
5 year Facility Condition Index (FCI): **0%**

General Summary:

Regrade landscaped perimeter \$10,000.00 Replace sidewalk \$12,000.00 Form handicapped ramp at front entrance. \$2,500.00

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)**

Asphalt access road from 121 Avenue.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	NOV-05

Event: Reconstruct access road from 121 Avenue.

Concern:

Access road has potholes and deteriorated surface and substrate.

Recommendation:

Reconstruct asphalt access road. 600 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$64,200	Medium

Updated: February 22 2006

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

Asphalt parking area in courtyard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	NOV-05

Event: Provide asphalt topping to parking lot.

Concern:

Asphalt parking lot is deteriorated with open texture and poor drainage slopes.

Recommendation:

Provide asphalt topping to parking lot. 1035 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$80,250	Medium

Updated: February 22 2006

G2020.06.03 Parking Lot Signs*

Painted stall numbers on face of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

G2030.02.02 Asphalt Pedestrian Pavement**

Courtyard is asphalt topped and acts as walkway between wings of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete sidewalks to entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

G2030.06 Exterior Steps and Ramps*

Concrete steps at entrances. Metal fabricated ramp to east entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	NOV-05

Event: Repair concrete steps at entrances.

Concern:

Concrete steps at entrances have inset tile nosings which are broken.

Recommendation:

Repair stair nosings. 4 flights at \$1000 each.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$4,280	Low

Updated: February 22 2006

G2040.02 Fences and Gates**

Chain link fence on property lines. Owned and maintained by the City of Edmonton.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

G2040.03 Athletic and Recreational Surfaces**

Grassed sports fields, playground equipment. Asphalt playground areas, one with exterior basketball backstops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

G2040.06 Exterior Signs*

Freestanding school sign with ability to post school events. School sign comprising individual letters, wall mounted on face of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

G2040.08 Flagpoles*

Wall mounted aluminum flagpole.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

G2050.04 Lawns and Grasses*

Ornamental lawn to the front and east of the school. Grassed sports fields.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

G2050.05 Trees, Plants and Ground Covers*

A mixture of mature deciduous and evergreen trees.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

G3010.02 Site Domestic Water Distribution*

50mm domestic water line connected to city main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	NOV-05

G3010.03 Site Fire Protection Water Distribution*

No fire hydrant within 45m of main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	NOV-05

Event: **Provide fire hydrant within 45m of main entrance.**

Concern:

There is no fire hydrant within 45m of the main entrance.

Recommendation:

Provide fire hydrant within 45m of main entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$21,400	Low

Updated: February 22 2006

G3020.01 Sanitary Sewage Collection*

Sanitary sewer connected to combined sanitary/storm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

G3030.01 Storm Water Collection*

Flat top catch basins in parking lot. Internal roof drains. Connected to combined sanitary/storm system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

G3060.01 Gas Distribution*

Natural gas line to interior meter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	NOV-05

G4010.04 Car Plugs-ins*

There are a total of 17 duplex weatherproof receptacles, wall mounted in the courtyard. Each outlet serves two stalls. There is no control for these receptacles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05

G4020.01 Area Lighting*

Area lighting consiste of wall mounted quartz halogen motion activated luminaires and roof mounted luminaires in the courtyard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-05