RECAPP Facility Evaluation Report

Edmonton School District No. 7

North Edmonton Elementary School

B3232A

Edmonton

Report run on: February 6, 2006 4:06 PM

Facility Details

Building Name: North Edmonton Elementary
Address: 6920 - 128 Avenue
Location: Edmonton

Building Id: B3232A
Gross Area (sq. m): 0.00
Replacement Cost: $5,794,524
Construction Year: 0

Evaluation Details

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

Total Maintenance Events Next 5 years: **$2,172,940**
5 year Facility Condition Index (FCI): **37.50%**

General Summary:

The North Edmonton Elementary School consists of two two-storey brick buildings joined by one storey Annex. The original building was built in 1917. It is of Edwardian style and is on the City's B-List of historic resources. Concrete strip footings and foundation walls. The exterior walls are solid brick with plastered interior surfaces and no insulation. Main floor structure is concrete and second floor is made of wood. Concrete frame structure and brick load bearing walls support floors and roof. It has a full basement. Cedar shake sloped roof with flat top. The roof structure is wood. The two-storey addition with flat roof, together with one-storey Annex was built in 1955. It has crawl space throughout. It is a concrete frame structure with concrete strip foundation and concrete pier footings for interior columns. The exterior walls are solid brick between concrete columns. Floors and roof deck are concrete slabs.

Area: Original 1917 Building: 1,640.00 sq.m.
1955 Addition and Annex: 2,129.50 sq.m.
Total Area: 3,769.50 sq.m.

Capacity: 448 Current Enrollment: 198
Parts of the school space have been leased and on this basis the school capacity is 350.

With the exception of complete roof replacement, no major upgrading work has been undertaken for building envelope. Most other renovations relate to interior finishes upgrading in small areas; the latest being Staff and Administration renovations in 1996.
Exterior doors and windows have been recommended for replacement. The basement area is not habitable in it's present condition because of major deficiencies related to fire exits and indoor environment. Basement has been flooded in the past and complete waterproofing of basement walls has been recommended. Many components of building interior are old and dated and should be replaced. The building structure is in good condition. The building has no barrier free spaces and the main floor has many levels. A number of lifts and elevators will be required. Presence of asbestos should be confirmed in various building materials. Ballasts contain PCBs and should be replaced (see Electrical Evaluation).
Overall rating is 'Marginal'(3).

Structural Summary:

Original 1917 Building:
Concrete strip and pad footings. Concrete basement walls and concrete pier foundations. Full basement. Exterior brick load bearing walls and interior brick walls and concrete frame structure. concrete floor (main level) and wood floor (second level). Sloped wood roof structure.
Minor hair line cracks, otherwise the building structure is in good condition.
Overall rating is 'Acceptable'(4)

1955 Addition:
Concrete strip and pad footings, foundation walls, and concrete piers for interior columns. Concrete floor slabs and roof deck. Two large cracks on the walls of main stairs and several hair line cracks on other walls. These cracks do not affect structural integrity of the addition.
Overall rating is 'Acceptable'(4).

Envelope Summary:

Original 1917 Building:
Exterior walls are solid brick with cement plaster on the interior surface, Original double hung wood windows. Wood casement windows were added from inside. Cedar shake roof (replaced in 1988). Wood exterior doors.
Basement has flooded a number of times. Weeping tile and drains were added on the north wall in 1993. Condensation

on exterior walls has caused interior plaster to develop cracks.
Complete waterproofing of basement walls with weeping tile and drains has been recommended. Exterior wall infiltration problems should be investigated. Exterior windows and doors have been recommended for replacement.
Overall rating is 'Marginal'(3).

1955 Addition:
Exterior solid brick walls between concrete columns. Large window openings, comprising of glass block upper portions and wood windows on the lower portion. Smaller windows are glass block with aluminum frame hopper sections in the middle. Original wood exterior doors. The roof is new 2 ply SBS roofing with sloped rigid insulation and internal drains.
No major problems noted with building envelope. Exterior doors and windows have been recommended for replacement.
Overall rating is 'Acceptable'(4).

Interior Summary:

Majority of interior walls is brick with painted cement plaster finish. Interior doors are solid core wood on wood frames. Flooring materials include vinyl asbestos tiles (in Classrooms of 1955 building), linoleum flooring in Hallways over original terrazzo (in 1955 building) and sheet vinyl flooring all floors of 1917 building. Terrazzo flooring in Washrooms (1955 addition). Original sprayed acoustic plaster ceilings in most areas. Suspended acoustic tile ceilings were added in 1917 building and in 1996, suspended ceilings were added in renovated spaces of Staff and Administration areas. Washrooms in 1955 addition are original. Boy's and Girl's Washrooms in the basement of 1917 building were upgraded in 1993.
Most interior materials and finishes are dated. Interior fire doors are not rated. The main floor of the building has many levels, making barrier free travel nearly impossible. There is no barrier free washroom. Basement of the 1917 building is in very poor condition and not habitable due to unsatisfactory fire exiting and poor interior conditions. Ceiling and flooring materials may contain asbestos and fluorescent ballasts leak PCBs.
New fire doors are required; resilient flooring materials should be replaced, new suspended ceilings required in most areas that do not already have suspended ceilings to accommodate new mechanical and electrical items. Casework should be partially upgraded. New lifts and elevators will have to be installed for barrier free access to rooms. The basement of 1917 building will have to be completely upgraded. A survey of hazardous materials should initiated.
Overall rating is 'Marginal'(3).

Mechanical Summary:

The mechanical systems and much of the equipment is in marginal condition with components requiring replacement. The steam boilers are marginal and should be replaced. The unit ventilators do not provide adequate heating and ventilation for current building use and should be replaced. Except for the lavs which have already been replaced, the plumbing fixtures are old and have deteriorated. Replacement parts are difficult to obtain. Controls should be replaced with new DDC controls. Overall rating for the mechanical systems is marginal (3).

Electrical Summary:

The electrical system, to a large extent, have reached their useful life and require major repair or replacment. Lighting throughout the facility consist mostly of surface or suspend mounted fluorescent luminaires of different types and manufactures. Luminaires are old and in questionable condition and replacemnt is recommended. The power distribution system appears to be in good working condition, however, with the exception of the main distribution panel of new vintage,most of the panelboards are old and filled to capacity. Branch wiring and devices should be replace and additional receptacles are required to suit the users needs. The fire alarm system has reached its rated life. Overall Rating of 3.

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*

(1917) Concrete strip foundation. Weeping tile drains were added on the north wall in 1993.
(1955) Concrete strip foundation and foundation walls on the perimeter. Concrete pad footings and concrete piers at interior columns. Crawl space under all of 1955 addition, including under the link between the two structures. Crawl space is well lit and generally dry. Water flooding in to the crawl space, along north and west foundation walls, is directly linked to negative grade along building walls at these two locations. A shallow swale has been created in the crawl space floor to channel flood water away.

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

A1030 Slab on Grade*

(1955) Concrete slab on grade in Gymnasium and Gymnasium Storage / Equipment Rooms.

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

A2020 Basement Walls*

(1917) Exterior (perimeter) walls: concrete, interior walls: load bearing brick.

Rating	Installed	Design Life	Updated
2 - Poor	0	100	DEC-04

Event: Waterproof basement walls of 1917 building.

Concern:
The concrete basement foundation walls of 1917 building have developed cracks and leak at many locations. The north wall is most affected. Basement keeps getting flooded, even after the downspouts were connected to the storm sewer and weeping tile drains were installed at north wall in 1993. Negative grades along building walls have contributed to the problem. A small one storey addition (for exit from basement) on the west side has separated from the main structure, creating large gaps which allow rain water inside.

Recommendation:
Provide water proofing around basement walls of the 1917 building (bentonite or equal), complete with weeping tiles and drains. Seal cracks on basement walls by injecting expandable water proof sealant. Regrading included in site work - see site evaluation.

Type	Year	Cost	Priority
Repair	2006	$60,000	Medium

Updated: August 17 2005

B1010.01 Floor Structural Frame*(Building Frame)

(1917) Concrete beams and columns and load bearing brick walls (main floor). Wood joists on load bearing brick walls (second floor).
(1955) Concrete beams and columns.

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

B1010.02 Structural Interior Walls Supporting Floors*

(1917) Brick load bearing walls along corridors.
(1955) Concrete block walls. Some block walls have developed cracks, most notably at upper landings of the two main stairs.

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

B1010.03 Floor Decks, Slabs, and Toppings*

(1917) Concrete floor (main) and wood deck (second floor). Wood floor squeaks. The basement has concrete slab on grade and in some parts raised wood floors have been built, framed with wood studs and plywood, most likely to to safeguard from flood water damages.
(1955) Structural concrete slabs.

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

B1010.07 Exterior Stairs*

(1917) A painted metal fire escape, complete with a steel balcony from the second floor, north east corner of 1917 building.

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

Event: Remove metal fire escape from 1917 building.

Concern:
The fire escape has has been contributing to vandalism in the building. Police and the Fire department have recommended it's removal.

Recommendation:
Remove steel balcony and the fire escape from 1917 building.

Type	Year	Cost	Priority
Preventative Maintenance	2007	$2,000	Medium

Updated: August 17 2005

B1010.09 Floor Construction Fireproofing*

(1917) Cement plaster under floor joists on wood strapping.
(1955) Concrete slab.

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

B1010.10 Floor Construction Firestopping*

(1917)(1955)

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

B1020.01 Roof Structural Frame*

(1917) Wood roof trusses and joists in flat portion.
(1955) Concrete frame structure.

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

B1020.04 Canopies*

(1955) Canopies at the main entrance and the north and south entrances of the link are frames with wood , supported by brick pilasters.

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

B1020.06 Roof Construction Fireproofing*

(1917)(1955)

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

S2 ENVELOPE

B2010.01.06.02 Composite Panels

(1955) Brick faced concrete spandrels between concrete columns.

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

B2010.01.08 Portland Cement Plaster: Ext. Wall*

(1915) Exterior walls of north and south entrance vestibule additions are painted plaster on masonry.
(1955) Parapet walls of one storey structures and Gymnasium are covered with painted cement plaster. Unpainted cement plaster parapet of the two storey portion.

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

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

(1917)(1955) All concrete sills and lintels, concrete beams and columns and all plywood panels (at blanked off windows) have been painted. Paint is in good condition. All exterior concrete pads at entrances are painted. Paint has faded at some locations.

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

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

(1917) Solid brick exterior walls, plastered from inside. Walls are not insulated.

Rating	Installed	Design Life	Updated
3 - Marginal	0	100	DEC-04

Event: Investigate cold air infiltration problems in 1917 building.

Concern:
Solid brick walls are not insulated and there is no indication of air / vapor barrier on walls, except that the walls are plastered from inside. Paint peeling and cracking of plaster surfaces evident on the walls of the 1917 building.

Recommendation:
Investigation in to the effects and the extent of cold air infiltration and condensation on the walls of the 1917 building should be investigated by a building envelope consultant, including thermography, as required. Solutions recommended should take in to consideration that the building has Class B historic designation.

Type	Year	Cost	Priority
Study	2007	$5,000	Medium

Updated: August 17 2005

B2010.06 Exterior Louvers, Grilles, and Screens*

(1917)(1955) Aluminum screen at unit ventilators under windows. Some screens have started to deform and rust. Aluminum grille at east wall of Boiler Room.

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

B2010.09 Exterior Soffits*

(1917) Prefinished perforated aluminum soffits (residential type).
(1955) Cement plaster soffits at entrance canopies, painted.

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

B2020.01.01.05 Wood Windows*

(1915) Single pane double hung original wood windows, complete with muntin bars between brick pilasters. Concrete sills and lintels. A second layer of wood windows were installed from inside with openable bottom sections. Several basement windows have been boarded up and three basement windows are now being used as permanent fire exits - see K40 Code Issues.
(1955) Large section of window openings between concrete columns, comprising of glass block upper portions and three sections of wood windows, concrete sills and lintels. Wood windows on one storey link with awning sections. Several main level windows on the north-east side have been boarded up.
All windows, sills and lintels are painted.

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

Event: Replace all windows.

Concern:
Windows are well past their service lives. Wood framing members have cracked and buckled. Sash and awning sections do not operate properly. Not energy efficient. Concrete sills have spalled in isolated areas.

Recommendation:
Replace all windows in 1955 building with aluminum windows, complete with sealed double glazing and awning sections. Replace existing windows in 1917 building with new wood windows (profile to match existing) due to building's historic designation. Patch and repair concrete sills and caulk all perimeter of windows.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$162,000	Medium

Updated: August 17 2005

B2020.04 Other Exterior Windows*

(1917) Several windows in basement have been converted to fire exit doors - see K40 Code Issues.
(1955) Windows on the north, south and east walls on the 1955 building have glass blocks, complete with a small aluminum framed hopper section on each window. Several previous glass block openings have been boarded up.

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

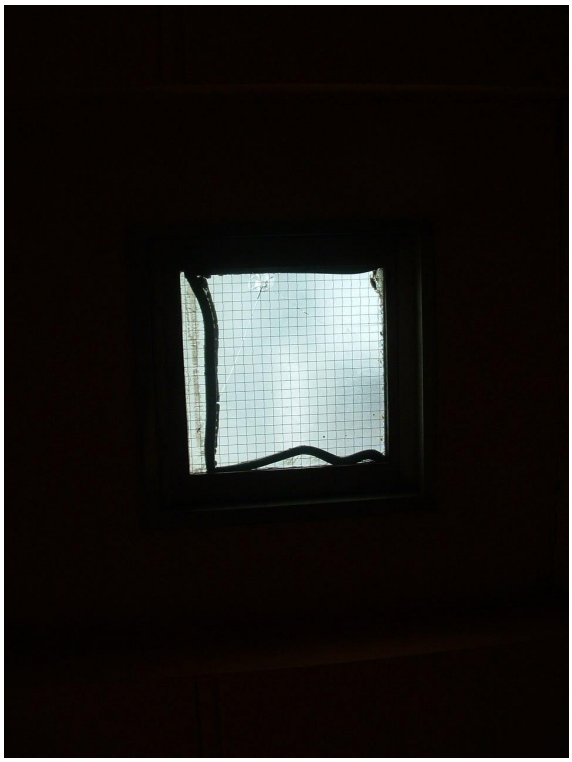
Event: Replace glass block openings with new windows in 1955 building.

Concern:
Hopper window inserts in glass block openings are in poor condition. Gaskets are loose and windows do not operate properly. Day lighting is limited. Air infiltration.

Recommendation:
Remove glass blocks on second floor openings and fill openings with sealed widows. Remove hopper window inserts from windows on the main floor. Fill openings with glass blocks.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$35,000	Low

Updated: August 17 2005



B2030.01.10 Wood Entrance Door*

(1917)(1955) All entrance doors are original double leaf wood doors on wood frames with fixed central mullions and transoms, painted. Doors are have glazing in upper half with steel security mesh. Original hardware.

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

Event: Replace all entrance doors.

Concern:
Wood doors and frames are original. Doors are outdated and end of useful life. Hardware is old and parts are hard to locate. Doors are not equipped with automatic openers.

Recommendation:
Replace all entrance doors, frames and sidelites with new insulated hollow metal doors and steel frames, complete with new hardware, including automatic openers with remote actuators at three entrance doors.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$59,000	Medium

Updated: August 17 2005

B2030.02 Exterior Utility Doors*

(1955) Original wood door and frame , painted in Boiler Room.

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

Event: Replace Boiler Room door.

Concern:
Existing wood door is old and deteriorated.

Recommendation:
Replace Boiler Room door and frame with new insulated hollow metal door and steel frame, complete with new hardware.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$1,500	Unassigned

Updated: August 17 2005

B3010.01 Deck Vapor Retarder and Insulation*

((1988) Attic insulation. It is assumed that new membrane was provided during new roofing in 1917 building.
(1991) New rigid, sloped insulation and vapor barrier during re-roofing of 1955 building.

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

B3010.02.01.08 Wood Shakes*

(1988) Cedar shakes in 1917 building.

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

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

(1991) 2 ply SBS roofing. Internal drains.

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

B3010.08.02 Metal Gutters and Downspouts*

(1988) Aluminum gutters and downspouts in 1917 building tied to storm drains.

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

B3010.09 Roof Specialties and Accessories*

(1974) Two roof access hatch and ladders are located behind the two main stairs in 1955 building.

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

Event: Install roof access hatch and ladder in 1955 roof and an exterior ladder to the lower roof.

Concern:

Existing hatch and ladders are located in very small rooms and can not be used comfortably. There is no safe access to the one storey roofs above the Annex. Balls and other items often end up on this roof.

Recommendation:

Install a new access hatch and ladder to current standards and install a new wall mounted steel ladders to access the lower roof above the Annex.

Type	Year	Cost	Priority
Program Functional Upgrade	2009	$4,500	Unassigned

Updated: August 17 2005

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

(1917)(1955) Load bearing and non-load bearing brick walls covered with cement plaster. Walls and plaster surfaces have cracked at many locations. Condensation related damages also evident on walls of 1917 building - see B2010.02.03 Masonry Units: Exterior Wall Const'n.
Wood stud partitions with painted drywall in Administration area.
Steel framed diamond mesh screen partitions in basement - see K40 Current Code Issues.

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

C1010.07 Interior Partition Firestopping*

(1917)(1955)

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

C1020.01 Interior Swinging Doors*

(1917)(1955) All doors are solid core wood, single or double leaf with combination of old and new hardware. Doors and frames appear dated but are in fair working condition.

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

C1020.02 Interior Entrance Doors*

(1917)(1955) All interior entrance doors are double leaf, solid core wood doors on wood or steel frames. Glazing in upper half. Hardware is original.

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

Event: Replace interior entrance doors.

Concern:
Interior entrance doors are old and dated. Hardware is old.

Recommendation:
Replace all interior entrance doors with hollow metal doors and steel frames, complete with new hardware.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$23,000	Low

Updated: August 17 2005

C1020.03 Interior Fire Doors*

(1917) Solid core wood on wood frame. Doors to exit have sidelite and transom. Thin gauge metal doors on steel frames in basement. Doors are not labeled and hardware is original.
(1955) Solid core wood on wood and steel frames, not labeled.

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

Event: Replace all interior fire doors.

Concern:
All doors and frames are not labelled and dated. Basement doors are original thin guage metal on steel frames and are in poor condition. Several exit doors have pad locks, throw bolts and no panic sets.

Recommendation:
Replace all interior fire doors and frames with new wood or hollow metal fire doors, as applicable, on steel frames, complete with new hardware. Basement doors are not included in the estimate - see K40 Current Code Issues.

Type	Year	Cost	Priority
Code Repair	2008	$68,000	Medium

Updated: August 17 2005

C1030.01 Visual Display Boards*

(1990) Chalk boards, white boards and tack boards in Classrooms and Daycare. White boards and tack boards in Staff Room. Tack boards in Hallways. Green (chalk) boards in basement of 1917 building are small and in poor condition.

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

C1030.02 Fabricated Compartments(Toilets/Showers)*

(1955) Original painted metal toilet partitions in 1955 building on terrazzo bases.
(1993) New metal partitions in Boy's and Girl's Washrooms in the basement of 1917 building.

There is no barrier free washroom in the building - see K4010.04 Barrier Free Washrooms.

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

C1030.08 Interior Identifying Devices*

(1970) Cast aluminum signs, mounted on doors.

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

C1030.10 Lockers*

(1955) Recessed full size lockers on walls of second floor Hallway of the 1955 building. Lockers appear dated and doors of a few lockers are dented but functional.

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

C1030.12 Storage Shelving*

(1970) Wood and metal storage shelving throughout. Painted wood storage units with doors in Arts Room in 1917 building. Plastic bins for magazines and books in Work Room of the 1917 building.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

(1970)(1993) Tissue paper dispensers, soap dispensers, paper napkin dispensers, waste bins, individual mirrors above sinks, shower curtains in Change rooms. Except in basement Washrooms of 1917 building, all accessories are basic utilitarian type.

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

C2010 Stair Construction*

(1917) Two main wood stairs. Wood steps near Annex. Steel ladders to basement exit doors - see K40 Current Code Issues.
(1955) Two main concrete stairs. Steps to Gymnasium Stage (6 risers) wood, stained. Concrete steps in Hallway and Annex. Concrete stair to basement Boiler Room and to exit from Boiler Room have narrow treads - see C2020.11 Other Stair Finishes.

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

C2020.02 Terrazzo Stair Finishes*

(1955) The two main stairs in 1955 building have terrazzo treads, risers and bases. Treads contain two strips of carborundum strips.

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

C2020.05 Resilient Stair Finishes*

(1917) Old linoleum on treads and risers with metal nosing. Original battleship linoleum on steps near the Annex.
(1955) Rubber (Mondo) sheets with nosings on steps near the entrance and Annex.

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

Event: Replace resilient flooring on stairs and steps of 1917 and 1955 buildings.

Concern:
Resilient stair coverings are dated and becoming loose.

Recommendation:
Replace resilient flooring on stairs and battleship linoleum on steps of 1917 building and replace rubber sheets on treads and risers on steps of 1955 building.

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

Updated: August 17 2005

C2020.08 Stair Railings and Balustrades*

(1917)(1955) Wood balustrade with plaster finish and stained wood cap. Solid wood rails mounted on walls, stained. Metal pipe railings and balustrades at two stairs in Boiler Room are painted. Paint has deteriorated and should be repainted as regular maintenance.

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

C2020.11 Other Stair Finishes*

(1955) Painted concrete treads and risers of two concrete stairs in basement Boiler Room. Stained solid wood treads and risers in stair to Gym Stage.

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

Event: Provide non-slip surfaces on treads of Boiler Room stairs.

Concern:
Existing treads are narrow (does not meet current codes). Painted surfaces make treads slippery and hazardous.

Recommendation:
Provide aggregate mixed epoxy non-slip coating on the concrete stair surfaces, complete with aluminum strips at nosings.

Type	Year	Cost	Priority
Repair	2005	$8,000	Medium

Updated: August 17 2005

C3010.01 Concrete Wall Finishes*

(1917)(1955) Bare concrete surfaces in Boiler Room and basement classroom and Storage are painted. Surfaces are becoming dirty. For basement, see K40 Current Code Issues.

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

C3010.02 Wall Paneling*

(1955) 3m high plywood dado in Gymnasium, painted. 2m high unfinished plywood dado in Gym Storage.

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

C3010.03 Plaster Wall Finishes*

(1917)(1955) Over 95% of walls have cement plaster finish, painted. Surfaces of plaster walls have cracked due to wall movements and condensation. Plaster surfaces can be repaired after the cause and solutions have been identified - see B2010.02.03 Masonry Units: Exterior wall Const'n.

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

C3010.04 Gypsum Board Wall Finishes*

(1996) Painted drywall surfaces.

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

C3010.06 Tile Wall Finishes*

(1955) 100 x 100 mm original ceramic wall tiles in Washrooms of 1955 building.
(1993) 100 x 100 mm ceramic tiles in basement Washrooms of 1917 building.

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

C3010.11 Interior Wall Painting*

(1917)(1955) All interior walls are painted. Paint in a few rooms starting to get dirty.

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

C3010.13 Wall Trim and Decoration*

(1955) Painted wood chair rails in Hallways of 1955 building.

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

C3020.01 Concrete Floor Finishes*

(1917) Painted concrete floors in two basement rooms.
(1955) Painted concrete floor in Boiler Room. Paint has started to fade.

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

C3020.02 Tile Floor Finishes*

(1955) Hexagonal ceramic mosaic tiles around urinals in Boy's Washrooms.
(1993) 50 x 50 mm ceramic mosaic tiles in Girl's and Boy's Washrooms in the basement of 1917 building.

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

C3020.03 Terrazzo Floor Finishes*

(1955) All washroom floors in 1915 building have terrazzo finish with terrazzo bases.

Rating	Installed	Design Life	Updated
5 - Good	0	70	DEC-04

C3020.04 Wood Flooring*

(1955) Maple board flooring in Gymnasium and Gym Stage.

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

Event: Refinish Gymnasium and Gym Stage floors.

Concern:
It appears that the wood floors have never been refinished since they were installed. Floor surfaces appear dull and dated.

Recommendation:
Refinish Gymnasium and Gym Stage wood floors.

Type	Year	Cost	Priority
Preventative Maintenance	2008	$15,000	Low

Updated: August 17 2005

C3020.07 Resilient Flooring*

(1917) Original linoleum flooring with painted wood bases throughout. Vinyl asbestos tiles on raised wood floors in basement Art Room.
(1955) Original vinyl asbestos tiles in all Classrooms, Daycare, Storage and Teacher's Preparation Room. Linoleum flooring over original terrazzo floor in Hallway of the main level and vinyl asbestos tiles on original terrazzo floor in Hallway of the second floor.

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

Event: Replace resilient flooring. Restore terrazzo flooring in Hallways of 1955 building.

Concern:
Old linoleum flooring in 1917 building are dated, loose and curling up in some areas. Vinyl asbestos tiles are old and faded. All resilient flooring have already exceeded their service life. Flooring materials may contain asbestos.

Recommendation:
Replace all linoleum in 1917 building (excluding basement). Replace all VAT flooring in 1955 building. Remove linoleum from terrazzo flooring in Hallways of 1955 building and restore original terrazzo flooring. Estimate allows for asbestos removal.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$148,000	Low

Updated: August 17 2005

C3020.07 Resilient Flooring*

(1998) New resilient flooring in Administration areas (1955 building) and Kindergarten (1917 building).

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

C3020.08 Carpet Flooring*

(1974)(1990) Carpet in Library. Area carpets in 1917 building Classrooms and Daycare (1955 building).

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

Event: Replace carpet in Library.

Concern:
Carpet in Library is old, dated and stained.

Recommendation:
Replace carpet in Library.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$11,000	Low

Updated: August 17 2005

C3020.14 Other Floor Finishes*

(1984) Asphalt plank flooring in short corridors in basement of 1917 building.

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

C3030.01 Concrete Ceiling Finishes*

(1917) Except Kindergarten, most rooms in basement have painted concrete ceilings.
(1955) Painted concrete slab in Boiler Room. Surface is starting to get dirty.

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

C3030.03 Plaster Ceiling Finishes*

(1917) Acoustic plaster ceilings in several Classrooms and subsidiary rooms.
(1955) Plaster ceilings in all Classrooms, Daycare, Storage, Hallways and Annex. Smooth painted plaster ceilings in Boy's and Girl's Washrooms.

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

C3030.03 Plaster Ceiling Finishes*

(1917)(1955) Acoustic plaster ceilings are installed on wood strapping attached to floor structures.

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

Event: Install suspended acoustic tile ceilings in rooms with plaster ceilings.

Concern:
Plaster ceilings are attached to floor slabs. Ceiling spaces are required to accommodate new ducts, piping, conduits and new lighting. Plaster ceilings may contain asbestos.

Recommendation:
Install new suspended acoustic tile ceilings in rooms with exposed plaster ceilings to accommodate new mechanical and electrical items.

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$97,000	Medium

Updated: August 17 2005

C3030.04 Gypsum Board Ceiling Finishes*

(1955) Painted gypsum board ceilings in Gym Storage Rooms. Ceiling on the south Gym Storage has cracked and has water stain marks from previous roof leak. It should be repainted as regular maintenance.

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

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

(1987) 600 x 1200 mm suspended acoustic tile ceiling in Kindergarten, located in the basement of 1917 building and suspended ceilings in second floor Classrooms and Staff Work Room. A few tiles are damaged or stained.
(1996) 600 x 1200 mm suspended acoustic tiles in Administration areas and Staff Room in 1955 Bldg., including old Staff Room on the second floor.

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

C3030.09 Other Ceiling Finishes*

(1992) Vinyl covered acoustic panels have been installed on the ceiling of Gymnasium (between glu lam beams) and on the ceiling of entrance foyer.

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

S4 MECHANICAL

D2010.01 Water Closets*

(1917)(1955)All floor mounted flush valve
(1917)Some flush tank in 1917 bldg staff washrooms.

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

Event: Replace water closets

Concern:
Water closets in both bldgs likely from 1955 addition. Some deterioration beginning to become apparent.

Recommendation:
Replace water closets with new floor mounted flush valve fixtures.

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

Updated: March 4 2005

D2010.02 Urinals*

(1917)(1955)Floor mounted flush tank

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

Event: Replace urinals

Concern:
Existing urinals show severe signs of age. Many are cracked and discoloured.

Recommendation:
Replace urinals with new floor mounted, flush valve urinals.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$11,880	Low

Updated: March 4 2005

D2010.03 Lavatories (China)

(1955)Some wall hung china lavs with dual faucet brass.

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

Event: Replace wall hung lavs

Concern:
Some washrooms on the second floor of the 1955 bldg have wall hung china lavs. Lavs are deteriorating and coming away from walls

Recommendation:
Replace with new countertop stainless steel lavs with single faucet brass.

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

Updated: March 4 2005

D2010.03 Lavatories (Stainless)

(1917)(1955)Countertop stainless steel with single faucet brass.

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

D2010.04 Sinks (Janitor)

(1955)Standard slop sinks with pail hook and brace fittings.

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

Event: Replace janitor sinks

Concern:
Janitor's sinks are old style service sinks requiring lifting of water pails. Sinks are aging and showing signs of deterioration.

Recommendation:
Replace janitor's sinks with floor mounted mop basins.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$4,320	Low

Updated: March 4 2005

D2010.04 Sinks*

(1917)(1955)Stainless steel mostly single comparment with standard fittings.

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

D2010.05 Showers*

(1955)Individual stall showers. Shower rooms used as storage areas

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

Event: Remove shower stalls

Concern:
Shower rooms used as storage areas. Traps on drains are drying out creating odours in washrooms.

Recommendation:
Remove shower stalls and cap piping to prevent odours escaping.

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

Updated: March 4 2005

D2010.08 Drinking Fountains / Coolers*

(1917)(1955)Wall hung china drinking fountains in some corridors. Some classroom sinks have bubblers.

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

Event: Replace drinking fountains and bubblers.

Concern:
Drinking fountains in corridors are coming away from walls and showing signs of deterioration. Not all classrooms in 1917 bldg have bubblers on sinks,

Recommendation:
Replace with new drinking fountains and bubblers.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$14,580	Low

Updated: March 4 2005

D2020.01.01 Pipes and Tubes: Domestic Water*

(1917)(1955)Mainly copper with some galvanized in 1917 bldg.

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

Event: Replace domestic water piping.

Concern:
Domestic water piping is at least from the 1955 addition. Some galvanized piping reported in 1917 bldg. Piping is deteriorating.

Recommendation:
Replace all domestic water piping with new copper pipe.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$23,760	Low

Updated: March 4 2005

D2020.01.02 Valves: Domestic Water

(1917)(1955)Mixture of valve manufacturer's

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

Event: Replace isolation valves

Concern:
Most valves are from at least the 1955 addition and showing signs of deterioration. Many do not hold.

Recommendation:
Replace with new isolation valves.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$8,640	Low

Updated: March 4 2005

D2020.01.03 Piping Specialties (Backflow Preventors)*

(1917)Back flow preventer on standpipe take off

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

D2020.02.06 Domestic Water Heaters*

(1955)(2004)Gas fired DHW heater Bradford White Model MI504S6BNH10 with 13.2 kW input and 194L storage.

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

D2020.03 Water Supply Insulation*: Domestic

(1917)(1955)Canvas covered insulation. No report of asbestos in insulation.

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

Event: Replace domestic water piping insulation.

Concern:
Replacement of domestic water piping recommended. New insulation required on DHW and DHWR piping.

Recommendation:
Replace with new insulation.

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

Updated: March 4 2005

D2030.01 Waste and Vent Piping*

(1917)(1955)Cast iron waste piping in crawl space.

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

Event: eplace waste piping.

Concern:
Waste piping in crawl space in 1917 bldg is corroding.

Recommendation:
Replace all waste piping in 1917 bldg.

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

Updated: March 4 2005

D2040.02.04 Roof Drains*

(1955)Standard roof drains.

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

D3010.02 Gas Supply Systems*

(1955)Low pressure steel gas service to all applainces.

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

Event: Revise gas piping

Concern:
Gas piping laid out for existing boilers.

Recommendation:
Revise gas piping to suit new boiler layout.

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

Updated: March 4 2005

D3020.01.01 Heating Boilers & Accessories: Steam*

(1955)Two low pressure steam Reliance Boilers.

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

Event: Replace steam boilers

Concern:
Steam boilers are from 1955 addition and are deteriorating. Maintenance costs are increasing and efficiency is decreasing.

Recommendation:
Replace with new hot water heating boilers and install new converter to produce heated glycol.

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

Updated: March 4 2005

D3020.01.02 Feedwater Equipment

(1955)One steel condensate receiver with single pump addition.
(1917)CI receiver with single pump in 1917 bldg.

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

Event: Remove condenstae receivers and pumps

Concern:
Condensate receivers become redundant with removal of steam heating.

Recommendation:
Remove both condensate receivers and pumps.

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

Updated: March 4 2005

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

(1955)Masonry chimney with no liner.

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

Event: Replace boiler breeching and C/A intake.

Concern:
Boiler breeching and chimey are original 1955 installation and are deteriorating. C/A system may not have sufficient capacity and no boiler room ventilation was apparent.

Recommendation:
Replace breeching and line chimney with new vents sized and designed for new hot water heating system. Revise C/A system to allow for boiler room ventilation.

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

Updated: March 4 2005

D3040.02 Steam Distribution Systems: Piping/Pumps*

(1917)(1955)Insulated steel piping.

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

Event: Replace steam distribution system

Concern:
Distribution system is at best from 1955 addition and is deteriorating

Recommendation:
Replace with new HW heating and Glycol heating distribution systems with new pumps.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$194,400	Low

Updated: March 4 2005

D3040.04.01 Fans*: Exhaust

(1917)(1955)Washroon exhaust fans in 1955 addition were not operating at time of visit.

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

Event: Replace exhaust fans

Concern:
Washroom exhaust fans in 1955 addition were not operating at time of visit. No general exhaust fans in 1917 bldg.

Recommendation:
Replace existing fans with new roof mounted centrifugal exhaust fans. Install new exhaust fans in 1917 bldg.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$19,440	Low

Updated: March 4 2005

D3040.04.03 Ducts*: Exhaust

(1917)Gravity exhaust risers in classrooms.
(1955)Central ducted exhaust.

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

Event: Replace exhaust ductwork

Concern:
Washroom exhaust ductwork is worn. Central exhaust ducts not accessible. In 1917 bldg. it appears as if the relief is by gravity.

Recommendation:
Replace existing exhaust ductwork with new galvanized steel ducts. Install new galvanized steel ducts in 1917 bldg.

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

Updated: March 4 2005

D3040.04.05 Air Outlets and Inlets*: Exhaust

(1917)(1955)Each classroom has single air inlet.
(1917)Old cast iron type
(1955)Single deflection type.

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

Event: Replace exhaust inlets

Concern:
Exhaust inlets in 1917 bldg based on gravity relief. Inlets in 1955 addition low on inside wall and blocked off in some instances.

Recommendation:
Replace with new egg crate type inlets in new suspended ceiling for relief. Replace with new egg crate type with borders in new washroom ceilings.

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

Updated: March 4 2005

D3050.05.01 Convectors*

(1917)(1955)Semi recessed steam convectors.

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

Event: Replace existing convectors.

Concern:
Convectors located mostly at entrances and in corridors. Convectors are at best from 1955 addition and have had hard use. They are deteriorating.

Recommendation:
Replace with new HW heating convectors as required or with fan coil units/wallfin radiation.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$11,880	Low

Updated: March 4 2005

D3050.05.02 Fan Coil Units*

(1917)(1955)Wall mounted fan coil units at some entrances.

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

Event: Replace steam fan coil units

Concern:
Existing steam fan coil units at entrances have seen hard use and are worn.

Recommendation:
Replace with new HW fan coil units at entrances.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$19,440	Low

Updated: March 4 2005

D3050.05.03 Finned Tube Radiation*

(1917)Some wall fin radiation in basement.

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

Event: Replace existing finned tube radiation and install new radiation.

Concern:
Exsiting finned tube radiation uses steam.

Recommendation:
Replace existing finned tube radiation with new HW heating radiation. Install new HW heating finned tube radiation as base heat in bldg.

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

Updated: March 4 2005

D3050.05.07 Unit Ventilators*

(1917)(1955)Steam unit ventilators in classrooms

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

Event: Replace with new central air systems

Concern:
Existing unit ventilators are worn and in some cases not operational.

Recommendation:
Replace with new central air handling units delivering air directly to the classrooms and the gym via a central duct systems.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$205,200	Low

Updated: March 4 2005

D3060.02.02 Pneumatic Controls*

(1917)(1955)Unit ventilators have room thermostats.

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

Event: Replace with new DDC controls

Concern:
Existing thermostats do not maintain comfort conditions in the spaces.

Recommendation:
Replace thermostats with new DDC system

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

Updated: March 4 2005

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

(1917)(1955)Site not controlled by EMCS

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

Event: Connect to EMCS

Concern:
Site not controlled by any automated control system

Recommendation:
Connect to central EMCS. Install new DDC as required.

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

Updated: March 4 2005

D4020 Standpipes*

(1917)Standpipes with hose racks, no cabinets.

Rating	Installed	Design Life	Updated
2 - Poor	0	50	DEC-04

Event: Replace existing fire hose racks

Concern:
Existing fire hose racks in 1917 bldg missing hose. No standpipe in 1955 addition.

Recommendation:
Replace existing fire hose racks with new fire hose cabinets. Install new fire hose cabinets in 1955 addition.

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

Updated: March 4 2005

D4030.01 Fire Extinguisher, Cabinets and Accessories*

(1917)(1955)Small ABC fire extinguishers.

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

Event: Replace with new 2 kg fire extinguishers.

Concern:
Only 1 kg fire extinguishers located in both blgs.

Recommendation:
Install new 2 kg ABC fire extinguishers in both bldgs.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$3,780	Low

Updated: March 4 2005

S5 ELECTRICAL

D5010.01 Main Electrical Transformers*

Pole mounted transformers (1994).

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

D5010.03 Main Electrical Switchboards (Main Distribution)*

Westinghouse 800A Main (1994).

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

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

Branch circuit panels located throughout the school with some original and some new (2000).

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

D5010.07.02 Motor Starters and Accessories*

Loose starters throughout (1955).

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

Event: Replace loose starters.

Concern:
Starters may not be of proper sizing.

Recommendation:
Replace all loose starters with new.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$3,240	Medium

Updated: March 4 2005

D5020.01 Electrical Branch Wiring*

1958/1994 concealed in both metallic and flexible conduit.

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

D5020.02.02.02 Interior Florescent Fixtures*

Pre-1978 T12 lamp and magnetic ballasts (1974).

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

Event: Upgrade lighting.

Concern:
Majority of ballasts are leaking and most of them may contain PCBs.

Recommendation:
Upgrade entire lighting to T8 lamps and electronic ballasted fixtures.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2006	$113,400	High

Updated: March 4 2005

D5020.02.03 Emergency Lighting*

Integrated battery packs and remote lamps throughout. Some exits to be upgraded to match the rest (1974).

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

Event: Install additional emergency and exit lights.

Concern:
Emergency lighting and exit lights have inadequate coverage.

Recommendation:
Install additional emergency lighting where required. Install additional exit lights where required. Upgrade existing exit lights that were missed at the last renovation.

Type	Year	Cost	Priority
Code Repair	2007	$6,480	Medium

Updated: March 4 2005

D5020.03.01.01 Exterior Incandescent Fixtures*

Incandescent fixtures above entry ways (1974).

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

HID fixtures mounted at roof line (1986).

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

D5020.03.02 Lighting Accessories (Lighting Controls)*

Exterior lighting controlled by photocells (1986).

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

D5030.01 Detection and Alarm Fire Alarm*

Mirtone System (1981).

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

Event: Fire Alarm System is at it's lifecycle end.

Concern:
Fire Alarm System is no longer manufactured and parts are becoming obsolete.

Recommendation:
Replace entire Fire Alarm system to current technology.

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

Updated: March 4 2005

D5030.02.02 Intrusion Detection*

Contronic Security System (1974).

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

Event: Security system is at it's lifecycle end.

Concern:
Security system is no longer manufactured. System is at capacity. No provision for cameras. Inadequate coverage with motion detectors.

Recommendation:
Install an entire new security system c/w cameras.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$16,200	Medium

Updated: March 4 2005

D5030.02.03 Security Access*

Key pad located in Administration area and Boiler room (1987).

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

D5030.03 Clock and Program Systems*

Both battery and 120V plug-in clocks throughout (2000).

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

D5030.04.01 Telephone Systems*

Nortel Norstar System integrated with Bogen (2000).

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

D5030.04.02 Paging Systems*

Bogen Multi-com 2000 integrated with phone system (2000).

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

D5030.04.03 Call Systems*

Electrovox System (1974).

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

Event: Call system is at it's lifecycle end.

Concern:
System is no longer manufactured. No replacement parts.

Recommendation:
Remove system and add Bogen handsets throughout.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$16,200	Medium

Updated: March 4 2005

D5030.04.04 Data Systems*

CAT 5 cabling throughout (2000).

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

D5030.05 Public Address and Music Systems*

Bogen 2000 and a TOA 900 Series amp in Stage Area (2000).

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

D5030.06 Television Systems*

Self-contained systems in most classrooms (2000).

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

D5090.01 Uninterruptible Power Supply Systems*

APC 1400VA located at server (2000).

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

(1970)(1984) Small photocopier machine and overhead projector. Computer Room is located in Library. The small area is crowded with computer equipment. Additional computers are in the Hallway.

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

E1020.03 Theater and Stage Equipment*

(1955)(1980) Chair storage under Gym Stage. Stage curtains were replaced in 1980. Sound equipment and stage lighting.

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

E1020.05 Audiovisual Equipment

(1990)(1996) Projection screens, TVs on mobile stands and speakers in all classrooms and Library.

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

E1090.02 Solid Waste Handling Equipment*

(1997) Commercial garbage bins are located in NE corner.

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

E1090.04 Residential Equipment*

(1955) Small kitchen, near Gymnasium is not being used.
(1993) Fridge, stove and range hood in old Staff Room on the second floor (now leased to Daycare). Equipment is currently not in use.
(1996) Fridge, stove, microwave, coffee maker in the new Staff Room on the main floor. Two deep freezers in Science Preparation / Server Room.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1992) Six basketball hoops; two ceiling mounted are motorized. Climbing apparatus. Floor hockey, badminton, basketball and volleyball equipment.

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

E2010.02.05 Educational Facility Casework*

(1955)(1960) Cabinets, countertops with sinks and perimeter cabinets and cupboards with open shelving (painted) in Classrooms and Arts Room. All are painted. Countertops are a mixture of transite panels, linoleum and plastic laminate.
(1996) Staff Work Room countertop (plastic laminate), painted cabinets and cupboards.

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

Event: Replace casework in Class Rooms and Arts Room.

Concern:
Casework in Class Rooms and Art Room are old, dated and appear to have been painted a few times over the years. Transite panels and linoleum countertops may contain asbestos. Corners of plastic laminate tops are chipped. Sink cabinets are short.

Recommendation:
Replace all casework in Classrooms and Art Room with longer units of new plastic laminate finished casework with hardwood edging.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$178,000	Low

Updated: August 17 2005

E2010.02.07 Kitchen Casework*

(1955) Painted cabinet with sink and cupboards in small Kitchen near Gymnasium.

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

Event: Replace casework in the small Kitchen near Gymnasium.

Concern:
Casework is original and dated. Countertop is made of transite panel and may contain asbestos.

Recommendation:
Replace cabinet and cupboard in the small Kitchen near Gymnasium.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$8,000	Low

Updated: August 17 2005

E2010.02.07 Kitchen Casework*

(1996) Kitchen cabinets with sinks and cupboards, painted with plastic laminate counter tops in the old and new Staff Rooms.

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

E2010.02.08 Laboratory Casework*

(1955) Standard perimeter cabinets with sink, paint finish with plastic laminate countertop. Minor damages to plastic laminate surfaces.

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

E2010.02.09 Library Casework*

(1955) Open plywood book cases, painted mobile book carts, painted and metal magazine and book racks. A small Librarian's desk, painted plywood.

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

Event: Replace book cases in Library.

Concern:
Original book cases are dated and painted surfaces are damaged. Book cases have already been painted several times.

Recommendation:
Replace book cases in library with new plastic laminate finish book cases.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$26,000	Low

Updated: August 17 2005

E2010.02.99 Other Casework*

(1955)(1980) Built-in wood display / trophy cases (lighted) with hinged glass doors in the main floor Hallway. Modular reception desk in General Office, wood benches, stained, in Gymnasium and Annex, wood boot racks near entrances, painted.

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

E2010.02.99 Other Casework*

(1955) Original wall hung porcelain sinks in washrooms of 1955 building. No vanities.

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

Event: Install vanities with in washrooms of 1955 building.

Concern:
Original wall hung porcelain lavatory sinks will be replaced - see mechanical evaluation.

Recommendation:
Install vanities with plastic laminate finish to accommodate three stainless steel sinks each (see mechanical evaluation).

Type	Year	Cost	Priority
Program Functional Upgrade	2008	$4,000	Unassigned

Updated: August 17 2005

E2010.03 Window Treatments

(1980)(1996) Mixture of new venetian blinds in Staff Room and Administration areas, blinds in Library and drapes in Class Rooms of 1955 building and roller shades in 1917 building. Drape in Science Preparation / Server Room of 1955 building is stained.

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

E2020 Moveable Furnishings*

(1960)(1970)(1984) Class Room desks - mostly old in 1917 building and mixture of old and new in 1955 building. Sofas in Staff Rooms and Daycare and Kindergarten. Standard desks for computers in Library. Teachers' desks and chairs.

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

Event: Replace student desks and chairs in 1917 Class Rooms and replace computer tables in Library.

Concern:
Students desks and chairs in 1917 building are very old and dated. Lot of marks and dented surfaces. Computer tables are standard wood tables, very old and in poor condition.

Recommendation:
Replace students' desks and chairs in 1917 Class Rooms provide new computer desks and chairs in Library.

Type	Year	Cost	Priority
Program Functional Upgrade	2010	$20,000	Low

Updated: August 17 2005

F2020.01 Asbestos*

An asbestos survey was completed for Edmonton Public Schools did not include the North Edmonton School.

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

Event: Complete a hazardous material survey of this facility.

Concern:
Asbestos is suspected in mechanical insulation and piping, vinyl asbestos tiles, transite panel counter tops and in sprayed acoustic ceilings.

Recommendation:
Complete a survey of hazardous materials in the building, including asbestos, PCBs, Mercury and possibility of mold in basement of the 1917 building.

Type	Year	Cost	Priority
Study	2007	$8,000	Medium

Updated: August 17 2005

F2020.02 PCBs*

(1974) Ballasts in fluorescent fixtures leak PCBs. Fixtures are recommended to be replaced - 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, although basement area has been flooded a number of times - recommended for investigation - see F2020.01 Asbestos.

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

Facility Details

Building Name: North Edmonton Elementary
Address:
Location: Edmonton

Building Id: S3232
Gross Area (sq. m): 0.00
Replacement Cost: $0
Construction Year: 0

Evaluation Details

Evaluation Company:
Evaluation Date:
Evaluator Name:

Total Maintenance Events Next 5 years: **$30,000**
5 year Facility Condition Index (FCI): **0%**

General Summary:

The site is bound by 129 Avenue on the north and 128 Avenue on the south; 70th Street to the west and a residential lane on the east. The main entrance faces the back lane on the east and staff parking lot is adjacent to the main entrance. Grass soccer fields and baseball diamonds are located in the north-west and south-west portions of the site. Asphalt surface basket ball area is located to the north of one storey Annex. Long concrete walkways from school building to 128 and 129 Avenues. A new playground was built in 2003 in south-east. There are no trees on the site. Chain link fence provided.

The main entrance and the parking lot is not visible from streets. Access from the lane is very unappealing. Parking lot is inadequate and asphalt surface is in poor condition. Parking is not allowed on 128 and 129 Avenues and visitors park in the grass and gravel areas near staff parking. Buses and parent drop off students at 128 Avenue and at the main entrance. Students have to walk a long way from 128 Avenue and have to line up for pick up at the main entrance. Grass areas, basket ball asphalt surface and the north concrete sidewalk all have negative slopes to foundation walls causing water to enter basement and crawl spaces.
The school's main entrance should be re-oriented to south. A new access road, staff and visitor parking lot and parent drop off areas should be developed on south side. Ground and paved areas along foundation walls should be redone for positive slopes. Additional trees and shrubs should be planted on site.
Average rating is 'Marginal'(3).

Mechanical:
Mechanical site services include City of Edmonton water, sanitary and storm services. Gas is provided from utility mains.
Overall rating is 'Acceptable' (4).

Electrical:
Lighting is adequate. Recommend adding new car plug-ins c/w controller and adding existing plug-ins to new controller.
Overall rating is 'Marginal' (3).

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)*

(1955) Entrance to the front of the school and parking is via residential lane on east. Driveway inside is very short. Parents and approximately 10 school buses drop off students at 128 Avenue.

Rating	Installed	Design Life	Updated
2 - Poor	0	0	

Event: Provide new paved access road from south (128 Avenue), including parent and bus drop off areas.

Concern:

Existing access road is from the back residential lane and the main entrance faces the lane. This makes the school very un-inviting and looses it's presence from the major streets. School buses cannot enter the site from the lane. Parent and school drop off is on 128 Avenue which results in long walks to the building for students. Also, paving of the existing short access road is in poor condition.

Recommendation:

Provide a new paved access road from 128 Avenue on the south side, complete with parent and school bus drop off areas.

Type	Year	Cost	Priority
Program Functional Upgrade	2008	$98,000	Medium

Updated: August 17 2005

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

(1955) Existing parking lot is located off the lane near the front entrance. It has 12 energized stalls for staff.

Rating	Installed	Design Life	Updated
2 - Poor	0	0	

Event: Build a new parking lot on the south side for staff and visitors.

Concern:

Existing parking lot is small and inadequate for the number of staff in the school. Visitors have to park in the gravel/grass area near the staff parking lot. Parking is not allowed on 128 and 129 Avenues. Kids have to line up to get in to cars and buses and the lot gets crowded. There are no handicapped stalls. Condition of paved surfaces are very poor; has pot holes, and the lot gets flooded. The lot is not visible from the two major roads and access from the back lane makes it look like service / loading area.

Recommendation:

Build a new parking lot for 24 staff, eight visitors and two handicapped stalls on the south side, accessed from 128 Avenue; complete with curbs, catch basins and signage. Repair and pave the existing lot and designate it as the service vehicles parking area.

Type	Year	Cost	Priority
Program Functional Upgrade	2008	$80,000	Medium

Updated: August 17 2005

G2020.06.01 Traffic Barriers*

(1955) Metal pipe rails. Paint has deteriorated and should be repainted as regular maintenance. New traffic barriers to be installed in the new lot - see G2020.02.02.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.02 Parking Bumpers*

(1955) Precast concrete bumpers. New bumpers to be provided in the new lot - see G2020.02.02.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.03 Parking Lot Signs*

(1955) Some wall mounted and free standing signs to identify reserved parking and visitor parking areas - a new set of signage for the new parking lot and drop off areas are included in the new parking lot estimate - see G2020.02.02.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2030.02.02 Asphalt Pedestrain Pavement*

(1955) An asphalt apron is located on the north side of the Annex used for basket ball. Asphalt apron, located outside of Gymnasium on the south side and an apron on the south of Annex.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Rebuild asphalt apron, north of Annex.

Concern:
Asphalt apron is not large enough for basket ball games. Surface has deteriorated and the apron has negative slopes towards the Annex and the two storey addition foundation walls, flooding the crawl space along these walls.

Recommendation:
Rebuild asphalt apron on the north side of Annex. with positive slopes away from the foundation.

Type	Year	Cost	Priority
Repair	2008	$22,000	Medium

Updated: August 17 2005

G2030.04 Rigid Pedestrian Pavement (Concrete)*

(1955) Two long concrete sidewalks, one on the north side (leading from the building to 129 Avenue) and another on the south side (leading from the building to 128 Avenue. Concrete sidewalk Concrete sidewalks along the south sides of the 1917 building and 1995 addition. A wide concrete sidewalk at the existing main entrance at NE corner of the 1955 addition.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Repair concrete sidewalk in front of the existing Main Entrance. Mud jack north sidewalk along 1955 addition foundation wall.

Concern:
Concrete sidewalk has heaved and cracked. The north sidewalk along north-west foundation wall of the 1955 addition has negative slope towards the foundation wall. This has caused flooding of crawl space along this wall.

Recommendation:
Replace concrete sidewalk at the main entrance. Mud jack north sidewalk along north-west foundation wall of 1955 addition.

Type	Year	Cost	Priority
Repair	2008	$3,000	Medium

Updated: August 17 2005

G2030.06 Exterior Steps and Ramps*

(1917) (1955) All entrances painted concrete slabs, approximately 150 mm above adjacent grades. Some slabs have hair line cracks.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.02 Fences and Gates*

(1970) 1200 mm high chain link fence all around the property with pedestrian openings on the south, west and north fences. A large opening with chain barrier on the south fence for vehicles. A portion of the fence on the south side has rusted and two metal posts are bent. Rusted portions on the east and west sides. Within the site, chain link fence encloses the existing parking lot (NE corner) and a play courtyard (east of Gymnasium).

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.03 Athletic and Recreational Surfaces*

(1955) A full size soccer field and two baseball diamonds on the north. Two smaller soccer fields and a baseball diamond on the SW portion. Sand surface on the playground on the SE portion. Asphalt surface with two basket ball hoops , immediately to the north of Annex -see G2030.02.02. Playground surfaces are grass - no problems reported. Some rust on metal soccer posts.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.04.01.02 Playground Equipment*

(2003) A new set of playground equipment / structure in south-east.

Rating	Installed	Design Life	Updated
6 - Excellent	0	0	

G2040.05 Site and Street Furnishings*

(1955) Wooden benches near the south tarmac.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.06 Exterior Signs*

(1970) A free standing wood sign and a temporary pylon facing 129 Avenue

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.06 Exterior Signs*

(1955) There is no signage on the south side.

Rating	Installed	Design Life	Updated
3 - Marginal	0	15	

Event: Install wall mounted metal school sign and a signage pylon on the south side.

Concern:

Existing main entrance and parking face a residential lane which severely compromises the school's exposure. The main entrance should be oriented to the south , complete with new parking lots (see site evaluation). South side already has two flag poles and large concrete apron at the Annex entrance. However, this side does not contain any signage.

Recommendation:

Install a new metal school signage on the south wall and a pylon sign at the corner of proposed access road and 128 Avenue.

Type	Year	Cost	Priority
Program Functional Upgrade	2010	$6,500	Low

Updated: August 17 2005

G2040.08 Flagpoles*

(1970) A free standing flag pole on the south side of the original 1917 building. Another pole is mounted on the south walls of the 1955 addition. This pole is not being used.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.04 Lawns and Grasses*

(1980) Grassed play fields. No deficiencies reported. Grassed areas around buildings. No lawns.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Regrade around building foundation walls for positive slopes.

Concern:

Grass areas around the north and west foundation walls of 1917 building and the 1955 addition have negative slopes. This has caused flooding in crawl spaces and the basement of 1917 building.

Recommendation:

Regrade grass areas for positive slopes around north and west foundation walls of 1917 building and the 1955 addition.

Type	Year	Cost	Priority
Repair	2008	$5,000	Medium

Updated: August 17 2005

G2050.05 Trees, Plants and Ground Covers*

(1980) Only one evergreen tree in south-east corner. Streets and avenues, however, are lined with mature trees. Short ornamental shrubs in planters near the front entrance.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Plant trees on the site.

Concern:
Except one evergreen tree, there are no shrubs or trees on the site. The site appears barren.

Recommendation:
Plant trees on the south-east (with future parking lot development), and on the north side. Plant shrubs around building.

Type	Year	Cost	Priority
Program Functional Upgrade	2010	$5,500	Unassigned

Updated: August 17 2005

G2050.07 Planting Accessories*

(1955) Precast planters near the main entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3010.02 Site Domestic Water Distribution*

(1917)(1955) Site is connected to City of Edmonton water distribution system.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3020.01 Sanitary Sewage Collection*

(1917)(1955) Site is connected to City of Edmonton sanitary sewer system.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3030.01 Storm Water Collection*

(1917) Storm water is collected via gutters and downspouts.
(1955) Storm water is collected via roof drains.
(1917)(1955) Catch basin in parking lot. Site is connected to City of Edmonton storm sewer system.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3060.01 Gas Distribution*

(1955) Low pressure gas is provided to the site from utility mains.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.02 Electrical Power Distribution Lines*

(1994) Services are fed underground from pole mounted transformers.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G4010.03 Electrical Power Distribution Equipment*

(1994) Westinghouse 800 Amp AF with a 400 Amp at trip.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.04 Car Plugs-ins*

(1982) Rail mounted plug-ins with no control.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Upgrade car plug-ins.

Concern:
Staff vehicles to plug-ins ratio insufficient and no control.

Recommendation:
Install ten (10) new car plug-ins c/w energy saver controller.
Add existing plug-ins to new controller.

Type	Year	Cost	Priority
Program Functional Upgrade	2006	$9,000	Low

Updated: August 17 2005

G4020.01 Area Lighting*

(1982) Combination of HID and incandescent fixtures.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

S8 FUNCTIONAL ASSESSMENT

K3020 Indoor Environment

(1917) The basement of 1917 building is not developed. Minimum interior renovations have been done to keep three rooms useable, of which only one is used regularly as Kindergarten.

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

Event: Completely upgrade basement to allow occupancy.

Concern:

Basement area is not habitable in it's present state. Only Kindergarten is used regularly but occupancy is limited to 12 students in the class. Basement has been regularly flooded. Portions of existing floors have been raised with wood framing. In other areas floor is in very poor condition. Exposed and damaged brick wall surfaces. Exposed board formed concrete foundation walls stained with water leaks. Exposed plumbing and electrical conduits, low head room under basement beams. Old mechanical / fan room is located in middle of the floor, diving the floor to north and south portion. the two portions are joined only by a make shift corridor with diamond mesh walls with painted plywood floor. A one storey addition for exit was built on the west side. It has sunk and separated from the main building. Poor lighting, poor air quality and mould is suspected.

Recommendation:

Completely rebuild the basement interior incorporating proper exiting, lighting and mechanical system. Work should not begin until foundation walls have been repaired for water leaks - see A2020 Basement Walls.

Type	Year	Cost	Priority
Failure Replacement	2007	$294,000	High

Updated: August 17 2005

K40 Current Code Issues

(1917) Basement area is currently partially occupied. There are three Classrooms and one them is used regularly as Kindergarten and it's occupancy has been limited to 12 students due to fire regulations. Classrooms open directly in to exit stairs. The two stairs are not connected through a proper access to exits. There are no second exits from Classrooms. Make shift fire exits have been created through basement windows and steel ladders which are considered inadequate. Complete rebuilding of the basement interior is required to meet the fire safety requirements - cost included in K3020 Indoor Environment.
Most fire doors are not labeled and have been recommended for replacement -see C1020.03 Interior Fire Doors.
Washrooms are not located conveniently and appear to be inadequate regarding the total numbers of fixtures. In 1917 building there is only one set of Washrooms in the basement. Gymnasium Change rooms are also used as Washrooms. Staff Washrooms are located on the second floor of 1955 building, make it very inconvenient for the staff in 1917 building.

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

K4010.01 Barrier Free Route: Parking to Entrance

There is no handicapped stall in the parking lot and there is no drop off zone. A new parking lot and access road have been proposed - see site evaluation.

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

K4010.02 Barrier Free Entrances

(1917)(1955) Entrances are only 150 mm above adjacent grades, therefore barrier free entrances can be accommodated. New entrance doors have been recommended, complete with automatic door openers - see B2030.01.10 Wood Entrance Doors.

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

K4010.03 Barrier Free Interior Circulation

(1917)(1955) The main floor has many levels.

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

Event: Provide lifts for barrier free access.

Concern:
The school has many sets of stairs throughout the hallways and the entrance Annex. There are not enough spaces to install ramps.

Recommendation:
Install lifts in several locations to make the building accessible to wheelchairs.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2008	$130,000	High

Updated: August 17 2005

K4010.04 Barrier Free Washrooms

(1917)(1955) No barrier free washroom.

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

Event: Provide unisex barrier free washroom.

Concern:
There is barrier free washroom in the school. Existing washrooms can not be upgraded to accommodated barrier free stalls.

Recommendation:
Provide a new unisex barrier free washroom for each building.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2008	$16,000	Unassigned

Updated: August 17 2005