RECAPP Facility Evaluation Report

Ottewell Junior High School

B3239A
Edmonton

Report run on: January 30, 2006 2:35 PM

Facility Details

Building Name: Ottewell Junior High School
Address: 9435 - 73 Street
Location: Edmonton

Building Id: B3239A
Gross Area (sq. m): 0.00
Replacement Cost: $10,399,179
Construction Year: 0

Evaluation Details

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

Total Maintenance Events Next 5 years: **$1,814,940**
5 year Facility Condition Index (FCI): **17.45%**

General Summary:

Ottewell Junior High School is a one storey building with flat roof and painted concrete block exterior walls.
The original school was built in 1960. It contains an east wing (containing mostly Classrooms and Computer Rooms), west wing (containing Classrooms, Science Rooms, Drama Room and Administration area) and north portion (containing two Gymnasiums and Boiler Room.
The 1973 addition was built on NW side (containing Industrial Arts and Home Economics area) and an infill section between east and west wings (containing Library, Music Room and Science Rooms).
Major renovations / upgrading completed in the past includes, fire code upgrading (1992), new Computer Rooms (1994), Library upgrading (1994), new corridor flooring (1998) and complete re-roofing (1999 and 2001). In 2003, major renovations / upgrading were completed to include all new windows and blinds (except in Industrial Arts / Home Economics area), new carpets, complete upgrading of Staff / Administration area, new Gymnasium flooring, partial new ceilings and partial asbestos removal and new paint in most areas.

Building Area: Original 1960 building: 5,270.60 sq.m.
1973 Addition: 1,416.30 sq.m.
Total Area: 6,686.90 sq.m.

Capacity: 750 Current enrollment: 685

Many components of the building, however, still remain old and dated and many of them have been recommended for upgrading. This includes replacement of all exterior doors and interior fire doors. New flooring in Classrooms. All Washrooms and Change Rooms should be upgraded as a priority. There are no portables on this site.

Average rating: 'Acceptable'' (4).

Structural Summary:

Concrete piles and grade beam foundation. Foundation walls on strip footing in service tunnels under corridor. Crawl space under all areas. Concrete block load bearing walls superstructure with glulam beams and wood deck roof structure in 1960 building and steel roof joists and steel decking in 1973 addition.
Evidence of foundation settlement / movement and cracks on concrete block walls.

Average rating: 'Acceptable' (4)

Envelope Summary:

Exterior walls:
Single wythe concrete block load bearing walls with loose fill insulation.
Windows:
Except in Industrial Arts area, all new PVC windows with sealed double glazing and awning sections.
Exterior doors:
Original wood doors on wood or steel frames.
Roof:
New 2 ply SBS roofing, complete with new insulation and internal drains.

All exterior doors and frames should be replaced. Handicap entrance door required in the front entrance.

Average rating: 'Acceptable' (4).

Interior Summary:

Interior walls:
90% of walls are painted concrete block walls. New steel stud partitions with painted drywalls.
Interior doors:
Original solid core wood doors on steel frames in most areas. Original steel fire doors on steel frames (not labeled). Steel fire doors in corridors were upgraded in 1992. Additional original single leaf steel doors on steel frames in corridors. New oak doors in Administration area.
Floors:
Original VAT flooring in Classrooms, Science Rooms, Washrooms and Utility Rooms. New carpets in Staff / Administration areas, Library, Music and Computer Rooms. New Gymnasium wood floors. Linoleum flooring in corridors, installed in 1998.
Ceilings:
Original perforated tile ceilings in Classrooms. Combination of original and new suspended T-Bar ceilings in other areas.
Casework and Equipment:
New casework in Library, Staff / Administration areas and Music Room. In all other areas casework is original and being replaced, as required. New venetian blinds throughout.

Original VAT flooring and suspended ceiling tiles contain asbestos. All Washrooms and Change rooms should be upgraded as a priority. Interior fire doors and interior entrance doors should be replaced. VAT flooring in Classrooms should be replaced.

Average rating: 'Acceptable' (4).

Mechanical Summary:

The ventilation systems were upgraded in 2004 and are in good condition. The steam heating boiler should be replaced and the heating system upgraded to hot water. Minor recommended upgrades include upgrading of washroom exhausts, boiler room combustion air, upgrading of plumbing fixtures, additional heating in some areas, upgrading the ventilation in some areas and a catwalk to access equipment and valves in the boiler room. Overall rating is 'acceptable' (4).

Electrical Summary:

Entire electrical, lighting/fire alarm/emergency lighting/exit lights have been upgraded in 2001 and 2004 with the exception of the loose motor starters which are in good condition and working properly. Overall Rating 5.

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

S1 STRUCTURAL

A1010 Standard Foundations*

(1960)(1973) Concrete piles and grade beams. 2.4m high service tunnels under corridors have concrete foundation walls on strip footings. Foundation movement / shifting evident from stress cracks in superstructure.

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

A1030 Slab on Grade*

(1960)(1974) Structural concrete slabs on concrete columns and perimeter foundations. There is no concrete slab in service tunnel floor.

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

B1010.01 Floor Structural Frame*(Building Frame)

(1960) Load bearing concrete block walls and glulam beams.
(1973) Load bearing concrete block walls and steel roof joists.

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

B1010.02 Structural Interior Walls Supporting Floors*

(1960)(1973) Concrete block walls. Evidence of some cracks due to foundation movement.

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

B1010.05 Mezzanine Construction*

(1960) Fan Room mezzanines have structural concrete slab supported on concrete block walls.

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

B1010.07 Exterior Stairs*

(1960) Concrete steps at north entrance from the parking lot.

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

B1010.09 Floor Construction Fireproofing*

(1960)(1973)

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

B1010.10 Floor Construction Firestopping*

(1960)(1973)

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

B1020.01 Roof Structural Frame*

(1960) Glulam beams, wood joists and wood decking.
(1973) Open web steel joists and steel deck.

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

B1020.04 Canopies*

(1960)(1973) Cantilever and recessed canopies are made of wood frame construction.

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

B1020.06 Roof Construction Fireproofing*

(1960)(1973) Concrete block fire walls extend past the roof.

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

S2 ENVELOPE

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

(1960) Standard concrete blocks, single wythe with loose fill insulation. Administration area exterior walls are coloured concrete bricks.
(1973) Single wythe striated and standard concrete blocks with loose fill insulation.
There is no sign of deterioration due to cold wall surfaces of single wythe construction.

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

B2010.01.08 Portland Cement Plaster: Ext. Wall*

(1960) Painted cement plaster over block walls under windows.

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

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

(1960)(1973)

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

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

(1960)(1973) All concrete block and cement plaster surfaces are painted. Painted surfaces are dirty in some areas.

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

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

(1960)(1973) Single wythe concrete block walls.

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

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

(1960)(1973) Loose fill insulation. The 1973 walls at infill areas have 38 mm rigid insulation down to the ceiling levels.

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

B2010.06 Exterior Louvers, Grilles, and Screens*

(1960) Aluminum louvre and grille in north Boiler Room wall.

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

B2010.09 Exterior Soffits*

(1960)(1973) Recessed plywood soffits, painted.

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

Event: Refinish all soffits at entrances.

Concern:
Paint is peeling from all plywood siffit surfaces. Indicative of condensation on surfaces.

Recommendation:
Refinish soffits and canopy facias with prefinished metal on strapping. Provide air/vapour barrier membrane seal.

Type	Year	Cost	Priority
Repair	2007	$10,800	Low

Updated: March 4 2005

B2020.01.01.02 Aluminum Windows*

(1960)(1973) Several original windows in Industrial area and Boiler Room. Aluminum inserts with field glazing on wood frames. Windows are old and dated.

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

B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows*

(2003) In most areas original windows have been replaced with new PVC windows between existing wood frames and existing painted concrete sills. Windows incorporate red colour exterior caps, sealed double glazing and awning sections with screens. Existing windows have been sealed with painted plywood where infill walls (1973) have been erected against them.

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

B2030.01.10 Wood Entrance Door*

(1960)(1973) All existing entrance doors are original single solid core wood, or solid wood block doors with upper portion glazed, on wood frames with intermediate mullions. All original brass hardware.

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

Event: Replace all entrance doors.

Concern:

Existing wood entrance doors have long passed their life expectancies. Doors and frames are in very poor condition, specifically the doors at south and east entrances are beyond repair. Hardware is also original and hard to repair. Closers leak. Transome sections have been sealed with plywood.

Recommendation:

Replace all entrance doors and frames with new insulated steel doors and frames, complete with new hardware. Install appropriate hardware for handicap access at the main entrance, including automaic openers and remote push buttons.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$64,800	Medium

Updated: March 4 2005

B2030.02 Exterior Utility Doors*

(1960)(1973) Exterior doors in Boiler Room and Industrial Arts are original solid core wood on wood frame.

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

Event: Replace exterior utility doors.

Concern:

Existing wood doors are in poor condition. Bottoms of doors and frames are starting to rot. Poor weatherstripping and old hardware.

Recommendation:

Replace the two utility doors in Boiler room and Industrial Arts with new insulated steel doors and frames, complete with new hardware.

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

Updated: March 4 2005

B3010.01 Deck Vapor Retarder and Insulation*

(1999)(2002)

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

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

(1999) 2 ply SBS roofing installed over east and west wings, complete with sloped EPS insulation and internal drains.
(2002) 2 ply SBS roofing over Industrial Arts , Home Economics, Gymnasium and infill areas, complete with sloped insulation and internal drains.
The low slope main Gymnasium roof has downspouts and gutters to drain on adjacent lower roofs.

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

B3020.02 Other Roofing Openings*

(1973)(2002) Two steel roof access hatch and ladders, located in Janitor Room (NE) and Utility Room (NW). The NE access hatch and ladder was upgraded with ladder cage and larger hatch.

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

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

(1960)(1973) Painted concrete block walls in 90% of the area.
(2003) Steel stud walls with painted gypsum boards in Administration area, Library and computer Rooms.
Concrete block walls have developed stress cracks due to foundation movements.

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

C1010.04 Interior Balustrades and Screens, Interior Railings*

(1960) Steel pipe rails in Boiler Room. Should be repainted as regular maintenance.

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

C1010.05 Interior Windows*

(1960)(1973) Hallway in the Industrial Arts area has continuous band of windows (steel frame). Steel frame window with single pane glass in Custodian's Office.
(2003) Steel frame interior windows in Library area / Computer Room.

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

C1010.06 Interior Glazed Partitions and Storefronts*

(2003) Large storefront type windows in the Library area Office, overlooking the Library area.

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

C1010.07 Interior Partition Firestopping*

(1960)(1973) Block walls in fire separations extend to underside of deck.

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

C1020.01 Interior Swinging Doors*

(1960)(1973) Solid core wood doors on steel or wood frames. Except doors to Gymnasiums and Library, all doors are single leaf. All doors and frames are original with original hardware. Double leaf doors have glazing in upper half portion.

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

Event: Replace Wash Room, Change Room, Gymnasium and Library doors.

Concern:

Except doors in new rooms of renovated areas, all doors and hardware are original. Doors and frames have been painted over many times and hardware parts are difficult to match / repair.

Recommendation:

All interior doors and frames should eventually be replaced. Wash Room and Change Room doors should be replaced first, as part of overall upgrading in these areas ($22,500.00). Gymnasium and Library double doors, and doors in Industrial Arts / Home Economics areas should also be replaced as a second priority ($49,500.00).

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$77,760	Low

Updated: March 4 2005

C1020.02 Interior Entrance Doors*

(1960) Interior entrance doorways are located in the main entrance Foyer, linking NS and EW main corridors. The two sets of entrance doorways are made up three original single leaf solid core wood doors with upper half glazed, on steel frames with intermediate fixed mullions., complete with original hardware.

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

Event: Replace interior entrance doors in the main Foyer.

Concern:

Wood doors and frames are dated. Hardware is old . No weather seal provided. Intermediate mullions hinder movement of wider carts and large number of people through these doors. They do not provide adequate fire protection.

Recommendation:

Replace existing interior entrance wood doors and steel frames in the main foyer with rated hollow metal doors and steel frames, complete with new hardware. At present the doors are kept open, compromising fire safety and allowing cold air inside. Each doorway to contain two sets of double doors with glazed upper half.

Type	Year	Cost	Priority
Failure Replacement	2007	$42,120	Medium

Updated: March 4 2005

C1020.03 Interior Fire Doors*

(1960)(1973) Individual single leaf hollow metal doors on steel frames in Boiler Room, Transformer, Storage, Janitor and Utility rooms are original.

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

Event: Replace fire doors in rooms requiring fire rating.

Concern:
Original hollow metal doors and steel frames in fire separated rooms are of poor quality providing little or no fire protection. Hardware is original and parts are hard to find.

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

Type	Year	Cost	Priority
Code Repair	2007	$46,440	Medium

Updated: March 4 2005

C1020.03 Interior Fire Doors*

(1960)(1973) Four fire doors located in two secondary corridors, linking east and west wings. All doors are hollow metal double doors on steel frames, complete with hold open devices , fusible links, panic devices and weather stripping. One door was installed in 2003. Other wood doors are located at various locations of main corridors. These doors are not required for fire separations but may be required to lock up areas of the school that are not in use.

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

C1020.05.01 Coiling Doors and Grilles

(2003) Prefinished steel rolling shutter in the pass-thru opening of the relocated Snack Shack.

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

C1020.07 Other Interior Doors*

(1960) Crawl space access doors are located in Janitor's Room and Boiler Room. These are steel, single sheet type doors on steel frames. There are two steel crawl space door in service tunnel fire separations. Doors are not rated.

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

C1030.01 Visual Display Boards*

(1960)(1973) Chalk boards and tack boards throughout. Framed display panels in corridors.
(2003) White boards were added in most areas. Staff Room has a large white board monthly organizer.

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

C1030.02 Fabricated Compartments(Toilets/Showers)*

(1960)(1973) Original metal toilet partitions in all washrooms.

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

Event: Replace all metal toilet partitions in Wash Rooms and add shower stalls in change Rooms.

Concern:

Existing toilet partitions are old and dated. Existing Change Rooms have gang type showers, not pemitted by code. There is no proper handicap Wash Room in the school. Current Mens' Staff Washroom is being used as handicap Wsh Room.

Recommendation:

Replace all original metal toilet partitions in Washrooms with new prefabricated partitions. Add handicap stalls. Add shower cubicles in Change Rooms. This work is part of overall Wash Rooms and Change Rooms upgrading.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$42,120	Low

Updated: March 4 2005

C1030.08 Interior Identifying Devices*

(1960)(1973)(2003) combination of painted signs, cast metal signs and lamicoid signs.

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

C1030.10 Lockers*

(2003) New recessed metal lockers throughout in all corridors.

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

C1030.10 Lockers*

(1960) Original six tier metal lockers in Change Rooms.

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

Event: Replace lockers in Change Rooms.

Concern:
Original metal lockers have been damaged and starting to rust. Due to lack of space several locker units are located in gang shower.

Recommendation:
Replace lockers in Change Rooms with new prefabricated lockers, enamel finish. This is part of overall upgrading of Change Rooms.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$10,260	Low

Updated: March 4 2005

C1030.12 Storage Shelving*

(1960)(1973)(2003) Wood and steel storage shelving throughout.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

(1990) Tissue paper holders, soap dispensers, paper towel dispensers, garbage bins.

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

Event: Provide new washroom accessories in all Washrooms and Change Rooms.

Concern:
Old accessories are dated and bare minimum.

Recommendation:
Provide new washroom accessories in all Washrooms and Change Rooms as part of overall upgrading of these areas.

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$21,600	Low

Updated: March 4 2005

C2010 Stair Construction*

(1960) Concrete steps to main Gymnasium and Change Rooms. Steel grating landing and stairs in Boiler Room.

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

C2020.05 Resilient Stair Finishes*

(1960) Rubber tile treads and risers on steps in Gymnasium and Change Rooms. Rubber tiles appear dated.

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

C2020.08 Stair Railings and Balustrades*

(1960) Wood handrails and metal balustrades in steps of Gymnasium. Wall mounted wood handrails in steps to Change Rooms. Painted pipe handrails in stairs in Boiler Room.

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

C2020.11 Other Stair Finishes*

(1960) Concrete steps in Boiler Room is painted.

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

C3010.02 Wall Paneling*

(1960) The south wall of Gymnasium (stage) has painted surface, made of wood battens. Painted plywood dado in small and main Gymnasium.

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

C3010.04 Gypsum Board Wall Finishes*

(2003) Painted gypsum wallboards in newly renovated offices in Administration area, Library and Computer Rooms.

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

C3010.06.01 Ceramic Tile

(2003) Above counter in Staff Room.

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

C3010.09 Acoustical Wall Treatment*

(2003) Fabric covered acoustic panels on walls in Music Room.

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

C3010.10 Wall Carpet*

(2003) In Time Out cubicles and walls in Music Room.

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

C3010.11 Interior Wall Painting*

(2003) Painted concrete block walls in Change Rooms and Washrooms.

Rating	Installed	Design Life	Updated
3 - Marginal	0	5	DEC-04

Event: Install ceramic tiles on walls of Change Rooms and Washrooms.

Concern:
Painted concrete block walls in shower areas of Change Rooms were painted with latex paint over original enamel paint. Paint is peeling. In addition, stress cracks on walls have appeared. Cracks have also appeared in Boys' and Girls' Washrooms. All washrooms are dreary in appearance.

Recommendation:
Install ceramic tiles on the walls of all Washrooms and Change Rooms. These are part of overall upgrading of washroom and Change Room areas.

Type	Year	Cost	Priority
Repair	2007	$124,200	Low

Updated: March 4 2005

C3010.11 Interior Wall Painting*

(2003) Except Industrial Arts area, Change Rooms, Boiler Room and other ancillary spaces, the entire building was repainted in 2003.

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

C3010.12 Wall Coverings*

(2003) North wall of Staff Room is covered with vinyl fabric.

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

C3010.13 Wall Trim and Decoration*

(1990)(2003) Walls in both Gymnasiums have bright coloured paint stripe accents. Large painted murals on the north walls of north corridor.

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

C3020.01 Concrete Floor Finishes*

(1960) Painted concrete floor in Boiler Room. Paint is starting to wear out.

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

C3020.02 Tile Floor Finishes*

(1960) Ceramic mosaic tiles in front of urinals will have to be replaced - see C3020.07.01. Ceramic mosaic tiles in Change Rooms.

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

C3020.04 Wood Flooring*

(2003) New wood flooring installed in the main and small Gymnasiums in 2003. The additional height of the floor has been covered with brass thresholds at doors. Wood flooring in Stage has not been refinished but in acceptable condition.

Rating	Installed	Design Life	Updated
6 - Excellent	0	25	DEC-04

C3020.04.03 Wood Parquet Flooring

(1960) Industrial Arts floor.

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

Event: Refinish Industrial Arts parquet flooring.

Concern:

Parquet flooring in Industrial Arts is generally in good shape. Several parquet blocks are missing. Extensive dents, scratches, paint and other stains. The floor has never been finished and the surface is begining to wear.

Recommendation:

Refinish Industial Arts flooring. Extensive sanding required to remove as much blemishes as possible. Stain surfaces for smooth finish.

Type	Year	Cost	Priority
Repair	2007	$9,180	Low

Updated: March 4 2005

C3020.07.01 Resilient Tile Flooring

(1960)(1973) Original VAT flooring in Classrooms, Washrooms, Janitor / Utility Rooms, Home Economics, Sewing room and Exercise Room. Tiles contain asbestos fibre.

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

Event: Replace VAT flooring in Class and Science Rooms.

Concern:
Existing VAT flooring is dated and contain asbestos. Joints have opened up in some locations.

Recommendation:
Replace VAT flooring in Class and Science Rooms. Install heavy grade vinyl sheet flooring complete with rubber bases. Work can be done in stages.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$216,000	Low

Updated: March 4 2005

Event: Replace VAT flooring in Washrooms, Change Rooms, Custodian's Office and Utility Rooms..

Concern:
Original VAT flooring in Washrooms is dated and dull in appearance. Tiles joints have opened up in some areas, collecting grime and dirt. Tiles contain asbestos.

Recommendation:
Replace VAT flooring in all Washrooms and Change Rooms with new sheet vinyl flooring. Also, remove existing ceramic tile moasics in Washrooms and install new ceramic tiles around urinals and water closets. Install ceramic tile floors in Staff Washrooms. Existing ceramic tile mosaics in Shower areas to remain. Build new ceramic tile curbs in shower stalls. Repalce VAT flooring in Custodian's Office, Janitor's Rooms and Utility Rooms with sheet vinyl.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$32,400	Low

Updated: March 4 2005

C3020.07.02 Resilient Sheet Flooring

(1998) Original VAT flooring in corridors were replaced with marmoleum flooring.

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

Event: Replace Marmoleum flooring in corridors.

Concern:
Marmoleum flooring in corridors is of lower grade. Existing flooring defects are telescoping through the flooring material. Welded joints are failing and it turns orange in colour when heat is applied to the material for stripping wax. Patched flooring in some areas do not match.

Recommendation:
Replace marmoleum flooring in corridors. The recommended year to replace would bring it closer to it's life expectancy. Work can be done in stages.

Type	Year	Cost	Priority
Failure Replacement	2010	$114,480	Low

Updated: March 4 2005

C3020.08 Carpet Flooring*

(2003) New carpet in Staff Room / Administration area, Library, Music Room and Computer Rooms.

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

C3030.01 Concrete Ceiling Finishes*

(1960) Concrete ceilings under mezzanine slabs, painted.

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

C3030.03 Plaster Ceiling Finishes*

(1960) Plaster ceiling in Boiler Room contain asbestos but in fair condition.

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

C3030.04 Gypsum Board Ceiling Finishes*

(1960) Painted gypsum board ceilings in Washrooms and Change Rooms.
(2003) Gypsum board ceilings in Quiet Rooms in Administration area and in secondary corridors.

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

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

(1960)(1973) Original 600 x 600 mm suspended T-Bar ceilings in isolated areas such as Sewing Room, contain asbestos but tiles are in good condition.
(2003) Most original suspended ceilings have been replaced with new T-Bar ceilings. These include Library, Computer rooms, Science rooms, corridors and Staff Room.

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

C3030.07 Interior Ceiling Painting*

(1960)(1973) Paint on drywall ceilings in Change Rooms and Washrooms.
(2003) Drywall borders and bulkheads in corridors.

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

Event: Paint drywall ceilings in Change Rooms and Washrooms.

Concern:
Paint in drywall ceilings in Change Rooms and Wash Rooms appear old and dirty in some rooms.

Recommendation:
Repaint drywall ceilings in Change Rooms and Washrooms as part of the overall upgrading of these areas (includes new water resistant drywalls and glazed coat painting in shower areas).

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$6,480	Low

Updated: March 4 2005

C3030.08 Ceiling Trim and Decoration*

(2003) Painted drywall bulkhead / borders in corridor ceilings. Lighted ceiling bulkhead in the middle of Library.

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

C3030.09 Other Ceiling Finishes*

(1960)(1973) Original 300 x 300 mm perforated ceiling tiles under wood decking, between glulam beams, in Classrooms, Industrial Arts, Home Economics and portions of Staff Room and Administration area. Exposed steel joists and steel decking, painted, in Music Room and Exercise Room. Gymnasium ceilings incorporate acoustic panels under wood decking.

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

S4 MECHANICAL

D2010.01 Water Closets*

(1960) Floor mounted with flush valves.

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

Event: Add handicap water closets.

Concern:
The boys and girls washrooms have handicap cubical's but the water closets are not handicap type.

Recommendation:
Replace two existing water closets with handicap fixtures.

Type	Year	Cost	Priority
Code Upgrade	2006	$3,780	Low

Updated: March 4 2005

D2010.02 Urinals*

(1960) Floor mounted, recessed urinals with flush tanks with water saving timer device.

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

D2010.03 Lavatories*

(1960) Some lavatory sinks have been replaced with stainless steel sinks. Staff washrooms and two student washrooms have enameled steel lavatory and vanity sinks.

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

Event: Replace enameled washroom sinks.

Concern:
The enameled steel sink are in poor condition with the enamel being scratched and chipped. Washrooms do not have any handicap sinks.

Recommendation:
Replace all enameled sinks in staff and students washrooms with stainless steel sinks. Provide a new handicap sink in one boys and one girls washrooms.

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

Updated: March 4 2005

D2010.04 Sinks*

(1960) (1973) Stainless steel sinks in some classrooms and the Home Economic room.

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

Event: Replace traps at sinks in home economics room.

Concern:
Some of the traps receiving wastes from the kitchen sinks and the garburators plug frequently.

Recommendation:
Replace traps at kichen sinks.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$1,620	Low

Updated: March 4 2005

D2010.05 Showers*

(1960) Showers in boys and girls locker rooms with mixing valves. Showers are not being used.

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

Event: Cap shower floor drains.

Concern:
The showers in the boys and girls locker rooms are not used. The traps at the shower floor drains dry out causing sewer gas to enter the space.

Recommendation:
Seal and cap the shower floor drains.

Type	Year	Cost	Priority
Repair	2006	$2,160	Low

Updated: March 4 2005

D2010.08 Drinking Fountains / Coolers*

(1960) (1973) Double wall hung drinking fountains with no coolers.

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

D2010.09 Other Plumbing Fixtures*

(1960) (1973) Standard janitors sinks in utility rooms.

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

Event: Replace janitors sinks.

Concern:
Janitors sinks are in poor condition.

Recommendation:
Replace janitor sinks with low profile mop sinks.

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

Updated: March 4 2005

D2020.01.01 Pipes and Tubes: Domestic Water*

(1960) (1973) Copper piping with soldered fittings.

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

D2020.01.02 Valves: Domestic Water

(1960) (1973) Standard gate isolation valves.

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

D2020.01.03 Piping Specialties (Backflow Preventors)*

(1960) (1973) Backflow preventor in supply to boiler.

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

Event: Provide a backflow preventor on sprinkler supply.

Concern:
There is no backflow preventor on water supply to fire protection sprinkler system.

Recommendation:
Provide a backflow preventor on sprinkler supply.

Type	Year	Cost	Priority
Code Upgrade	2006	$6,480	Low

Updated: March 4 2005

D2020.02.02 Plumbing Pumps: Domestic Water*

(1960) Inline domestic hot water recirculation pump was replaced in 2000.

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

D2020.02.06 Domestic Water Heaters*

(1960) Combination domestic water heater and tank with additional vertical storage tank. Water heater - Jetglass Model M75-300-JIB-310 with 95 kW input and 208 L internal storage. In line circulator circulates water between heater and external storage tank.

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

D2020.03 Water Supply Insulation*: Domestic

(1960) (1973) Hot and cold piping is insulated and canvas covered. Some pipe insulation contains asbestos.

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

D2030.01 Waste and Vent Piping*

(1960) (1973) Drainage pipe is cast iron. Vent piping is cast iron and copper.

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

D2040.01 Rain Water Drainage Piping Systems*

(1960) (1973) Cast iron roof drainage piping.

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

D2040.02.04 Roof Drains*

(1960) (1973) Standard roof drains.

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

D3010.02 Gas Supply Systems*

(1960) (1973) Gas supply to mechanical room and appliances in the home economics room.

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

D3020.01.01 Heating Boilers & Accessories: Steam*

(1960) Two steam forced draft heating boilers. Napanee Size 566150LS, 1839 kW input.

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

Event: Replace steam boilers.

Concern:
Steam boilers are in poor condition. Leaks at one boiler have damaged the outer boiler lining. Boiler lining contains asbestos.

Recommendation:
Replace steam boilers with hot water boilers.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$648,000	Low

Updated: March 4 2005

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

(1960) Boilers are individually vented.

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

Event: Upgrade boiler room combustion air supply.

Concern:
Comustion air supply to boiler room terminated at the ceiling. Boiler room does not have an air relief.

Recommendation:
Duct the combustion air supply down to 450 mm above the floor and provide a new boiler room relief.

Type	Year	Cost	Priority
Code Repair	2006	$4,320	Low

Updated: March 4 2005

D3020.01.04 Water Treatment: Steam Boilers*

(1960) Chemical batch feed and pump for boiler condensate.

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

D3040.01.01 Air Handling Units: Air Distribution*

(1973) A dual duct air suppy with steam heating coil supplies ventilation for the Industrial Arts area and the Home Economics area.

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

D3040.01.03 Air Cleaning Devices:Air Distribution*

(1960) (1973) Low efficiency filters used at all air handlers.

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

D3040.01.04 Ducts: Air Distribution*

(1960) (1973) Galvanized ductwork. Most of the ductwork was upgraded in 2004.

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

D3040.01.06 Air Terminal Units: Air Distribution*

(1973) Dual duct terminal boxes in the Home Economics area and the Industrial Arts.

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

D3040.01.07 Air Outlets & Inlets:Air Distribution*

(1960) (1973) Standard supply grilles and registers.

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

D3040.02 Steam Distribution Systems: Piping/Pumps*

(1960) (1973) Iron piping with condensate receiver and base mounted condensate pump in the boiler room.

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

Event: Convert steam systems to hot water.

Concern:
The steam and condensate piping will require replacement when the heating plant is converted to hot water.

Recommendation:
Replace all steam and condensate piping with hot water piping as part of the boiler upgrading work. Condensate receiver and condensate pumps should be removed.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$378,000	Low

Updated: March 4 2005

Event: Provide boiler room catwalk.

Concern:
There are several valves at the ceiling of the boiler room that are very difficult to access for maintenance.

Recommendation:
Provide a catwalk at the boiler room ceiling for accessing the equipment and valves.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2006	$3,240	Low

Updated: March 4 2005

D3040.03.01 Hot Water Distribution Systems*

(1960) (1973) Heating piping is iron. Some piping was upgraded in 2004.

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

D3040.04.01 Fans*: Exhaust

(1960) (1973) Domed exhaust fans are used for washrooms and utility rooms.

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

Event: Add range hood exhaust.

Concern:
The range hoods in the Home Economics area do not have range hoods.

Recommendation:
Add range hood exhausts for the ranges in the Home Economics area.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2006	$5,400	Low

Updated: March 4 2005

Event: Upgrade washroom exhausts.

Concern:
Low ventilation rates are being experienced in the washrooms.

Recommendation:
The washroom exhaust fans should be replaced with units having more capacity.

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

Updated: March 4 2005

D3040.04.03 Ducts*: Exhaust

(1960) (1973) Galvanixed exhaust ductwork.

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

D3040.04.05 Air Outlets and Inlets*: Exhaust

(1960) (1973) Standard exhaust grilles.

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

D3040.05 Heat Exchangers*

(1960) The steam to hot water heat exchanger was replaced in 2004.

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

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)*

(1960) (1973) Four packaged Engineered Air roof top units provide ventilation for the classrooms and other areas of the building. A Lennox roof top ventilation unit (AS04) with mechanical cooling provides ventilation and cooling for the general office, staff room and the principals office. All five units were installed in 2004.

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

D3050.02 Air Coils*

(1973) Steam heating coils at dual duct air supply unit for Industrial Arts and Home Economics.

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

Event: Replace steam coil with hot water coil.

Concern:
Steam heating coil will require replacement when the steam boilers are converted to hot water.

Recommendation:
Replace steam coil with hot water coil together with the boiler replacement work.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$3,240	Low

Updated: March 4 2005

D3050.05.03 Finned Tube Radiation*

(1960) (1973) Hot water and steam radiation used throughout.

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

Event: Add heating radiation in the sewing room.

Concern:
Currently the sewing room gets cold at cold outdoor temperatures.

Recommendation:
Add hot water heating convector or radiation in the sewing room.

Type	Year	Cost	Priority
Repair	2006	$5,400	Low

Updated: March 4 2005

Event: Replace steam radiation.

Concern:
Steam heating radiation will require replacement when the steam boilers are converted to hot water.

Recommendation:
Replace steam radiation with hot water radiation together with the boiler replacement work.

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

Updated: March 4 2005

D3050.05.06 Unit Heaters*

(1960) Steam unit heaters in the gym.

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

Event: Replace steam unit heaters in gym.

Concern:
Steam unit heaters will require replacement when the steam boilers are converted to hot water.

Recommendation:
Replace steam unit heaters with hot water unit heaters together with the boiler replacement work.

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

Updated: March 4 2005

D3060.02.02 Pneumatic Controls*

(1960) (1973) Space thermostats are pnumatic. Simplex air compressor was replaced in 2004.

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

D3060.02.04 Self-Powered Controls*

(1960) (1973) Self actuates control valves are used to control the radiation in the washrooms and the conference room.

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

Event: Replace self actuated controls in the conference room and washrooms.

Concern:

The self actuated controls in the conference room and the washrooms do not maintain adequate space temperature control.

Recommendation:

Replace the self actuated controls with pneumatic control valves and thermostats.

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

Updated: March 4 2005

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

(1960) (1973) EMCS system controls major maechanical systems. Steam boilers are not on the EMCS.

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

D4010 Sprinklers: Fire Protection*

(1960) (1973) The building is fully sprinklered.

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

D4030.01 Fire Extinguisher, Cabinets and Accessories*

(1960) (1973) Dry chemical fire extinquishers at several locations.

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

S5 ELECTRICAL

D5010.01 Main Electrical Transformers*

Padmount is Utility owned (2004).

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

D5010.03 Main Electrical Switchboards (Main Distribution)*

FPE 1200A Main switch (2004).

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

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

FPE (2004) and Westinghouse (1958/1973).

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

D5010.07 Motor Control Centers (Motor Control)*

SquareD Model 6 - 600A 120/208V (2004).

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

D5010.07.02 Motor Starters and Accessories*

SquareD and AB loose starters (1974).

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

D5020.01 Electrical Branch Wiring*

Wiring concealed in metallic and flexible conduit (1958/1973/2004).

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

D5020.02.02.01 Interior Incandescent Fixtures*

Keyless and Jam Jar in various areas including crawlspace (1979/1984).

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

D5020.02.02.02 Interior Florescent Fixtures*

T8/T5 Lamps, compact PL potlights and electronic ballasts (2004).

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

D5020.02.03 Emergency Lighting*

Battery packs with integral and remote quartz lamps (2004).

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

D5020.02.05 Special Purpose Lighting*

Theatre style stage lighting (1985).

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

D5020.03.01.03 Exterior Metal Halide Fixtures*

250W above parking lot (1998/2004).

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

250W above parking lot and play area (1998/2004).

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

D5020.03.02 Lighting Accessories (Lighting Controls)*

Photocells/timers integrates with DDC (2004).

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

D5020.03.03 Emergency Lighting*

Exit lights are AC/DC with LED Lamps (2004).

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

D5030.01 Detection and Alarm Fire Alarm*

Simplex 4100U (2003).

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

D5030.02.01 Door Answering*

Front door bell rings throughout (1991).

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

D5030.02.02 Intrusion Detection*

Magnum Alert (1991).

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

D5030.03 Clock and Program Systems*

Simplex Master Clock disconnected, 110V Battery Clocks throughout (1973).

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

D5030.04.01 Telephone Systems*

Nortel Meridian (1998).

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

D5030.04.02 Paging Systems*

Bogen 2000 integrated with phone system (1998).

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

D5030.04.03 Call Systems*

Bogen 2000 (1998).

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

D5030.04.04 Data Systems*

CAT 5 cabling throughout (1995/2004).

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

D5030.04.05 Local Area Network Systems*

HUB in Server Room (2004).

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

D5030.05 Public Address and Music Systems*

Bogen/Peavy Amp for stage (1998/1985).

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

D5030.06 Television Systems*

CATV Co-ax throughout school (2004).

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

D5090.01 Uninterruptible Power Supply Systems*

APC 1400VA for server (2004).

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

D5090.06 Lightning Protection Systems*

TVSS in main gear (2004).

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.07.02 Vending Machines

(1990) Two vending machines in SE and two machines in NW part of the building.

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

E1020.02 Library Equipment*

(2003) Painted book shelves and display racks. Book drop off cabin.

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

E1020.03 Theater and Stage Equipment*

(1990) Sound system equipment, spot and track lighting, projection screen, stage curtain etc. in main Gymnasium. Projection screens in all Classrooms and Science Rooms. Electronic projection screen in Computer Room.

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

E1090.02 Solid Waste Handling Equipment*

(1998) Commercial garbage bins at NE corner.

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

E1090.04 Residential Equipment*

(1990)(2003) Fridge, stoves, microwave ovens, in Staff Room, Home Economics and Snack Shack.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1960)(1990) Main Gymnasium: Six basketball hoops in main Gymnasium, two motorized. LED score board. Volleyball and badminton pole sockets and nets. Chair storage under Stage. Small Gymnasium: Large floor exercise mats, volleyball and badminton floor sockets, poles and nets. Exercise Room: Weight lifting and cardio exercise equipment.

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

E2010.02.05 Educational Facility Casework*

(1960)(1990) Cabinets and cupboards with open shelving, painted. Countertop with sinks in Science Rooms. Extensive perimeter painted shelving and modular storage cabinets in Arts Room. Casework in Classrooms are minimum required. Some countertops in Science Rooms appear dated and chipped. Most caseworks were repainted in 2003. Damaged or dated casework can be replaced on as required basis. Industrial Arts has large, heavy duty work tables (surfaces have been damaged but useable) and extensive storage Cupboards with doors made of plywood, painted and open shelving.
(2003) New cabinets, countertop and cupboards were provided Science Room (Classroom #16).

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

E2010.02.07 Kitchen Casework*

(1973)(1998) Extensive 'U' shaped perimeter cabinets (painted) with countertops (plastic laminate) with sinks and painted cupboards in Home Economics. Cabinets (painted) countertop (pl. lam.) with painted cupboards in Snack Shack.
(2003) Maple cabinets with drawers and cupboards and plastic laminated countertop with sink in Staff Room.

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

E2010.02.09 Library Casework*

(2003) The Library area offices have oak built in work stations. Built-in open shelving in Library.

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

E2010.02.99 Other Casework*

(1990) Pass-thru counter (plastic laminate) in Snack Shack. Oak work stations in Administration area. Recessed display / trophy case with glass in the main entrance Foyer. Oak benches in Administration (2003).

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

E2010.03.01 Blinds*

(2003) Venetian blinds were installed at all new windows. The existing large window in Industrial Arts has new roller shade. Venetian blinds have been damaged by students. Some are inoperable. They should be replaced with roller shades, similar to the one in Industrial Arts, on as required basis.

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

E2010.05 Fixed Multiple Seating*

(2003) Tiered floor in Music Room, carpet.

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

E2020 Moveable Furnishings*

(1960)(1973)(1990) Combination of new and original Classroom desk and chair. Old desks and chairs have aged and worn. They are being gradually replaced with new.
(2003) Round tables in Library and Staff Room. Large tables (plastic laminate) in all computer stations. Sofas and coffee table in Library and Staff Rooms.

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

F1020.02 Special Purpose Rooms*

(1973) A small Paint Room in Industrial Arts area. It has concrete block walls and steel door and frame (not labeled), however, it is equipped with dedicated exhaust and heat detector.

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

F2020.01 Asbestos*

(1960)(1973) An asbestos survey was completed for Edmonton Public Schools in 2000. It identified asbestos in elbow muds and mechanical fittings (35 to 45% chrysotile), boiler breachings and vessel insulation (45 to 55% chrysotile), ceiling tiles, large and small (2.5% chrysotile), vinyl floor tiles (2.3% chrysotile), Transite boards, Fan Rooms (25% chrysotile).
(2003) Asbestos has been removed from Boiler Room. Pipe chases have been cleaned fo asbestos. Ceiling tiles containing asbestos have been replaced in some areas. The remaining materials containing asbestos are in fair condition. However, soil in crawl space and tunnels is contaminated with asbestos fiber of elbow debris. Doors to crawl spaces do not contain warning labels.
Cost of removing asbestos in flooring materials and mechanical components have been included in various renovations proposed in evaluations.

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

F2020.02 PCBs*

Not known or reported.

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

F2020.03 Mercury*

Not known or reported.

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

F2020.04 Mould*

Not known or reported.

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

Facility Details

Building Name: Ottewell Junior High School
Address:
Location: Edmonton

Building Id: S3239
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: **$247,320**
5 year Facility Condition Index (FCI): **0%**

General Summary:

The school can be accessed from the east (73 Street), south (94 Avenue) and north (95B Avenue). The existing paved parking lot is located on the NE corner of the school and has one way enter and exit. The play field is located on the east side and shared with an elementary school on SE. Paved basketball court on the NE corner, adjacent to the parking lot. Mature evergreen and deciduous trees on the east side, SE and around the basketball court. Chain link fences provided around the property.
The existing parking lot should be completely reconstructed. Portions of chain link fences should be replaced. Grades around the building should be resloped. The front concrete sidewalk should be rebuilt.
Overall rating is 'Acceptable' (4).

Mechanical:
Mechanical site services include a 250 mm combined storm and sanitary sewer, gas service, and domestic water service. There is one catch basin on the south side of the building and three fire hydrants adjacent to the property.
Overall rating is 'Acceptable' (4).

Electrical:
Underground services from transformers and padmount transformer. Adequate site lighting and car plugs present.
Overall rating is 'Acceptable' (4).

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE

G2010.02.02 Flexible Pavement Roadway (Asphalt)*

(1973) Short driveways to the parking lot from north (94B Avenue). Separate driveways to enter and exit. Driveways to be paved along with the gravel parking lot - see G2020.02.02. Although some parent use the driveways to drop off children in the parking lot, most parent drop off is along 95B and 94 Avenues and 73 Street (east). School buses drop off at 73 Street.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	

G2010.06 Roadway Appurtenances*

(1973) Signage provided in driveways re. one way enter and exit. School bus drop off signage provided on 73 Street.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

(1973) Parking lot is located in the NE and accommodates 40 staff stalls, 5 visitor stalls and two 24 hour stalls at SE corner (near Boiler Room wall) for maintenance staff. All staff parking stalls are energized. Painted wood rails for car plugs. Surface drainage.

Rating	Installed	Design Life	Updated
3 - Marginal	0	10	

Event: Rebuild and pave the parking lot.

Concern:
Asphalt surfaces have broken and crumbled. Existing surfaces have settled unevenly, creating puddles and further deteriorating sub soil conditions. Wood rails are starting to rot.

Recommendation:
Rebuild parking lot with new base and asphalt surface, complete with concrete curbs to channel surface drainage, precast concrete curbs and metal posts and rails for car plugs. Adjacent bicycle stand should also be paved with the parking lot.

Type	Year	Cost	Priority
Repair	2007	$189,000	Low

Updated: March 3 2005

G2020.06.01 Traffic Barriers*

(1973) Metal pipe rails along building walls in the parking lot and between 95B Avenue and bicycle stands.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.02 Parking Bumpers*

(1973) Precast concrete bumpers. New bumpers to be included in the new paved surfaces - see G2020.02.02

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.03 Parking Lot Signs*

(1973) Signs for 24 hour stalls provided on the wall. No other signage. New signs for reserved, visitor and handicap stalls included in the parking lot reconstruction - see G2020.02.02.

Rating	Installed	Design Life	Updated
N/A	0	0	

G2020.06.04 Pavement Markings*

(1973) No existing pavement markings. New line markings for reserved and handicapped stalls included in parking lot reconstruction - see G2020.02.02.

Rating	Installed	Design Life	Updated
N/A	0	0	

G2030.04 Rigid Pedestrian Pavement (Concrete)*

(1960)(1973) 2m wide main concrete sidewalk at the main entrance from 73 Street together with 7m x 7m concrete pad at the entrance. Concrete sidewalk along building wall on the east side and concrete sidewalk to south entrances and connected to the 94 Avenue sidewalk.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Replace concrete sidewalk at front entrance.

Concern:
Existing concrete sidewalk has cracked and heaved. The concrete pad is approximately 100 mm lower than the building floor, making wheelchair movement difficult.

Recommendation:
Replace front sidewalk and concrete pad. Slope the new sidewalk by 100 mm to match with the entrance floor.

Type	Year	Cost	Priority
Repair	2007	$16,200	Low

Updated: March 3 2005

Event: Reslope grades around building and mudjack east sidewalk.

Concern:
Grounds along the south and east portions of the building have negative slopes. The east sidewalk has sloped towards the building. Negative slopes are contributing to water and moisture accumulation in the crawl spaces and may be causing foundation movements.

Recommendation:
Reslope ground around the south and east portions of the building. Mudjack the east sidewalk along the building.

Type	Year	Cost	Priority
Repair	2007	$12,960	Low

Updated: March 3 2005

G2030.06 Exterior Steps and Ramps*

(1973) Concrete steps at north entrance from the parking lot.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.02 Fences and Gates*

(1973) 1.5m high chain link fences on the south, east and half of north sides of the property. Chain link and wood fences around basketball court near parking lot and 6m high chain link fence along the east wing of the school.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Replace portions of rusted and damaged chainlink fences.

Concern:

Chainlink fences on the south side - portions rusted; on the east and north sides - portions rusted and bent.

Recommendation:

Replace rusted and bent chainlink fences on the south, east and NE sides (approximately 300m in total length).

Type	Year	Cost	Priority
Repair	2008	$29,160	Unassigned

Updated: March 3 2005

G2040.03 Athletic and Recreational Surfaces*

(1973) Grass play fields. Bald portions have been seeded. The playground is shared with Clara Tyner Elementary School (SE corner); no conflicts reported. Asphalt paved basketball court near the parking lot.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.04.01 Play-Field Equipment and Structures*

(1973) Six basketball hoops, four baseball diamonds, four small and two large soccer fields, complete with metal goal posts.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.05 Site and Street Furnishings*

(1973) Two precast picnic tables near front entrance. Wooden benches around basketball court.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2040.06 Exterior Signs*

(1973) Metal school name sign on the front entrance canopy.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2040.08 Flagpoles*

(1973) One flagpole mounted on the wall near the main entrance.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2040.11 Retaining Walls*

(1973) 600 mm high concrete retaining wall between the parking lot and adjacent sidewalk.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2050.04 Lawns and Grasses*

(1973) Lawn in the front area. Bald spots due to mature evergreens. Grassed berms around the basketball court.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.05 Trees, Plants and Ground Covers*

(1960)(1973) Mature evergreens and deciduous trees on the east side, SE and around the basketball court.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G3010.02 Site Domestic Water Distribution*

(1960) (1973) Domestic cold water service is from 94B Avenue.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3010.03 Site Fire Protection Water Distribution*

(1960) (1973) There are two fire hydrants on 73 Street and one on 94B Avenue which are adjacent to the site.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3020.01 Sanitary Sewage Collection*

(1960) (1973) 250 mm combined sanitary and storm sewer leaves the building on the south and connects to the municipal main on 94 Avenue.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3030.01 Storm Water Collection*

(1960) (1973) There is one catch basin on the south side of the building and connects to the combined 250 mm combined sewer.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3060.01 Gas Distribution*

(1960) (1973) Gas service enters the site on the north and connects to the main service on 94B Avenue.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.02 Electrical Power Distribution Lines*

(2004) Underground services from Utility owned transformers.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G4010.03 Electrical Power Distribution Equipment*

(2004) Utility owned padmount transformer.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G4010.04 Car Plugs-ins*

(1988) Rail/fence/wall mounted plug-ins.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4020.01 Area Lighting*

(1973)(`988) HID and incandescent fixtures.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

S8 FUNCTIONAL ASSESSMENT

K40 Current Code Issues

- The main Gymnasium does not have a direct exit to outside.
- In Industrial Arts area, wood is being stored in a closed / unused hallway which has series of windows to adjacent room, also unused and being used as wood storage.
- Continuous windows at ceiling level in corridor walls to Industrial Arts.
However, all walls in Industrial Arts / Home Economics area are concrete block walls extend to underside of steel deck and the area is fully sprinklered and contain smoke and heat detectors.
- No Washrooms within Change Rooms. Spaces are not adequate to incorporate new Washrooms.

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

K4010.01 Barrier Free Route: Parking to Entrance

The front entrance is used for barrier free entrance from 73 Street. Parking area accommodates mostly Staff parking and rear entrance has steps. Wheelchairs can, however use City sidewalk to go around the building to the front entrance.

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

K4010.02 Barrier Free Entrances

See K4010.01 above.

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

K4010.03 Barrier Free Interior Circulation

Except main Gymnasium, all areas are accessible. There is a short ramp in the main Gymnasium which is steep and requires assisted travel for the handicapped. There is no space for a proper wheelchair ramp.

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

K4010.04 Barrier Free Washrooms

Presently the Mens' Staff Washroom is used as barrier washroom. It is very inadequate for a proper wheelchair maneuver and condition of washroom is poor. A new barrier free washroom has been included in the proposed renovations.

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