

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Parkdale Elementary / Junior High School

B3245A
Edmonton

Facility Details

Building Name: Parkdale Elementary / Junio
Address: 11648 - 85 Street
Location: Edmonton

Building Id: B3245A
Gross Area (sq. m): 0.00
Replacement Cost: \$6,615,754
Construction Year: 0

Evaluation Details

Evaluation Company: Wilson Architects Ltd.
Evaluation Date: November 4 2005
Evaluator Name: Mr. Doug Wilson

Total Maintenance Events Next 5 years: **\$1,017,570**
5 year Facility Condition Index (FCI): **15.38%**

General Summary:

December 2005

A review of the drawings provided by the Edmonton Public School Board indicates that the original Parkdale School was constructed in 1912 as a three storey building with a half basement and two wings of two stories. In 1919 classrooms were added on top of the two storey wings to achieve its current configuration.

In 1957 a free standing gymnasium was constructed to the west of the school with a pedestrian link to the school.

The school building is red brick with a sandstone crenellated parapet, sandstone lintels and mullions. There are two separate main entrances, one for girls and the other for boys. The school currently accommodates 260 students in kindergarten to grade nine.

The gym is a single storey building with painted concrete block exterior wall, glass block glazing at high level and a flat roof with wood fascia and metal flashing.

Structural Summary:

The school is constructed of load bearing brick walls with wood floors. There is some cracking visible on the exterior brick which will have to be monitored. Otherwise the school structure appears to be sound.

The gym is constructed of reinforced concrete block walls with bond beams carrying the open web steel joists. The lower part of the gym has a wood joist roof carried on the concrete block walls. The gym structure is sound.

Envelope Summary:

The load bearing brick walls of the school also provides the building envelope. There is no vapour barrier or insulation in these walls. The exterior walls of the gym building are concrete block with loose fill insulation. The roofs over both the school and the gym are in acceptable condition and have both vapour barriers and insulation. The windows throughout are acceptable.

The school currently accommodates 260 students half of whom have learning challenges. The school is the School Board's main site for literacy training. There are no provisions for physically challenged students.

Interior Summary:

The condition of the interior finishes varies greatly throughout the school. The upper floors appear to have been neglected where there is damage to plaster walls and interior doors which should be addressed.

The main floor of the school is in good condition where the staff room and general office were upgraded in 1988. Some classrooms on the main floor have also been upgraded by refinishing original walls and wood details.

Mechanical Summary:

December 2005

Some sections of the plumbing piping have been replaced, however there is still some original piping throughout. Many sections of sanitary piping are breaking down.

The original 1912 steam heating plant provides heat to the school and also serves the 1957 gymnasium addition.

A new hot water heating system should be considered. The condition of the mechanical systems in the school and gymnasium is poor.

Electrical Summary:

The school has an FPE 600A 120/208V 3 Phase 4 Wire System, fed from a Utility owned padmounted transformer. Branch circuit panels consist of mostly 100-225A 120/208V 3 Phase 4 Wire 42-66 cct panels throughout, feeding lighting, receptacles and mechanical equipment. The loose starters are AB and Cutler-Hammer. Building wiring is concealed in a flexible and metallic conduit system. Interior lighting is both incandescent and fluorescent (T12 lamps with magnetic ballasts) and should be upgraded. Exit lights have been retrofitted with LED lamps. Emergency lights are adequate. The data system consists of CAT 5 wiring throughout. The fire alarm is a Notifier AFP 3000 system. There are adequate receptacles in classrooms and work areas. Exterior lighting consists of a combination of incandescent and HPS fixtures. The phone system is a Nortel installed in 2003. The P.A. system is a Bogen. The overall electrical rating of the school is acceptable.

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*

There is little information relating to the foundations of the school building. They are in all probability reinforced poured concrete spread footings carrying the load bearing brick walls.
The foundations to the gym are reinforced poured concrete spread footings carrying the concrete block interior and exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

A1030 Slab on Grade*

There is slab on grade in the basement in the school building. The gym is also slab on grade reinforced with a steel wire mesh throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

A2020 Basement Walls (& Crawl Space)*

There are brick basement walls in the school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

B1010.01 Floor Structural Frame*(Building Frame)

The school building structure consists of wood floor and roof joists spanning 335 mm brick load bearing walls.
The main gym structure consists of open web steel joists spanning between reinforced concrete beams cast on top of 300 mm concrete block walls. The lower level gym area where the change rooms and storage are located has wood roof joists spanning concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

B1010.01.02.06 Wood Framing: Beams

The proscenium arch over the gym stage is a wood box beam constructed of plywood nailed to a 50mm x 150mm fir frame carried on a 50mm x 150mm wood stud wall.

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

B1010.02 Structural Interior Walls Supporting Floors*

The structural walls in the school building supporting floors are solid brick 335 mm thick.
The structural walls in the gym building supporting the roof are concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

B1010.03 Floor Decks, Slabs, and Toppings*

The floor decks in the school building are wood floor planks on the upper floors and concrete slab on grade in the basement.
The floor deck in the gym is concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

B1010.07 Exterior Stairs**

There are exterior stairs at the main boys and girls entrances and side entrances on the north and south sides of the school.

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

B1010.09 Floor Construction Fireproofing*

Fire proofing is provided to the floor and roof structures by the plaster on metal lath ceilings in the school. Suspended t-bar ceilings have been installed in the school and it was not possible to carryout a complete inspection of the fire proofing to the wood floors and roof in the school.

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

B1010.10 Floor Construction Firestopping*

There are several locations throughout the school where fire stopping has been omitted including the science room preparation room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	NOV-05

Event: Install fire stopping**Concern:**

There are several locations throughout the school where fire stopping has been omitted.

Recommendation:

Install fire stopping where it has been omitted.

The estimate is based on installing fire stopping in 6 locations throughout the school including the science preparation room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$3,210	Medium

Updated: February 16 2006

**B1020.01 Roof Structural Frame***

The roof structural frame in the school consists of wood joists spanning between 335 mm thick load bearing brick walls. The roof structural frame in the main gym consists of open web steel joists spanning between concrete block walls and in the change and storage area there are wood joists spanning concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	100	NOV-05

B1020.04 Canopies*

There are canopies over the north and south entrances to school. The canopies consist of a built up roof on wood deck on wood roof joists spanning brick walls. The canopies have a prefinished metal fascia.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

B1020.06 Roof Construction Fireproofing*

Fire proofing for the school roof is provided by the ceiling which consists of plaster on metal lath. It was not possible to establish the integrity of this fire proofing.

There is no fire proofing to the main gym roof which is wood deck carried in the open web steel joists. The ceilings in the lower part of the gym building are gypsum plaster on metal lath and provide that part of the roof with fire proofing.

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

The exterior walls of the school building are solid 335 mm wide load bearing brickwork.

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

Event: Replace brick work**Concern:**

The exterior brick work has cracked and requires repair.

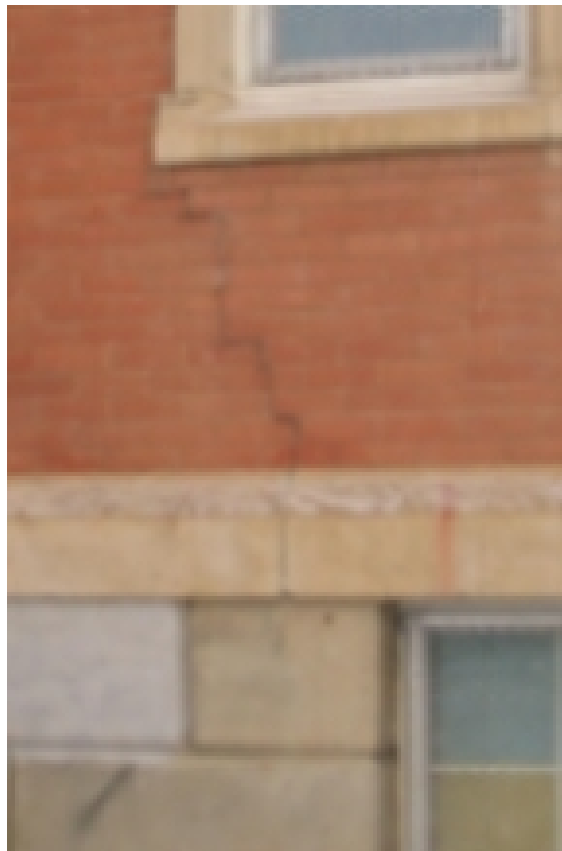
Recommendation:

Replace exterior brick work.

The estimate is based on replacing 3 m2 of exterior brick work.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$5,350	Medium

Updated: February 16 2006

**B2010.01.02.02 Concrete Block: Ext. Wall Skin***

The exterior walls of the gym and the pedestrian link are load bearing concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	NOV-05

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

Frames of all exterior doors and windows are caulked.

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

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

The concrete block exterior walls of the gym building are painted. The soffits of the exterior canopies are painted plywood.

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

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

The exterior concrete block walls of the gym building are filled with light aggregate. There is also 25 mm rigid fibre glass insulation on the ends of the open web steel joists and 25 mm cork insulation backing to the concrete beams carrying the steel joists. The 1956 gym drawings call for a vapour barrier paint finish.
There is no insulation or vapour barrier in the exterior brick walls of the school.

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

B2010.09 Exterior Soffits*

There are exterior ply wood soffits on the canopies over the school entrances on the north and south sides.
There are also plywood soffits at the eaves of the gym building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	NOV-05

B2020.01.01.05 Wood Windows (Glass & Frame)**

There are wood windows in the gym building.

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

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

(1991) There are vinyl windows throughout the school building.

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

B2020.04 Other Exterior Windows**

There is glass block glazing at approximately 3.7 metres above the floor in the gym.

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

B2030.01.10 Wood Entrance Door**

The main entrance doors are wood.

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

B2030.05 Other Exterior Doors**

The other exterior doors are wood with half glazing and protective grilles.

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

B3010.01 Deck Vapor Retarder and Insulation*

The school and gym roofs have been replaced and include vapour barriers and insulation.

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

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

(1984) The school building has a built up roof.

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

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

(1993) The gym has an SBS roof.

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

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

There are interior fixed partitions of wood stud and load bearing brick in the school. The fixed partitions in the gym are concrete block with the exception of the proscenium arch which is carried on a wood stud wall.

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

C1010.05 Interior Windows*

There is an interior window in the vice principal's office in the general office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	40	NOV-05

C1010.06 Interior Glazed Partitions and Storefronts*

There is a store front adjacent to the door to the general office.

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

C1010.07 Interior Partition Firestopping*

The interior partitions are fire stopped.

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

C1020.01 Interior Swinging Doors**

The interior doors including classroom doors are typically solid core painted wood .

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

Event: Replace interior doors**Concern:**

Interior doors and frames are damaged due to the action of a chain door stop.

Recommendation:

Replace damaged interior wood doors.

The estimate is based on replacing 20 interior solid core labeled doors and frames.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$42,800	Low

Updated: February 16 2006



C1020.03 Interior Fire Doors*

There are fire doors at the stairs with hold open devices connected to the fire alarm system.

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

Event: Replace fire doors**Concern:**

Fire doors to the stairs in the school have been fitted with different hardware over the years and are damaged.

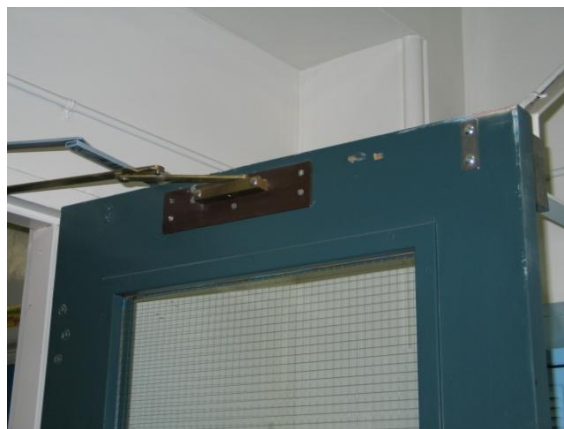
Recommendation:

Replace fire doors including hardware tied into the fire alarm system.

The estimate is based on replacing 5 pairs of solid core wood fire doors with safety glass half glazing and hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$10,700	Medium

Updated: February 16 2006

**C1030.01 Visual Display Boards****

Typically white boards have been installed over the original black boards.

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

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

The student washrooms are located in the school basement and have precast concrete toilet partitions with steel doors. There are steel toilet partitions in the gym.

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

Event: Replace toilet partitions**Concern:**

The steel toilet partitions and doors are damaged, are not lockable and require replacement.

Recommendation:

Replace damaged steel toilet partitions and doors.

The estimate is based on replacing 20 steel toilet partitions and doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$5,350	Medium

Updated: February 16 2006

**C1030.08 Interior Identifying Devices***

Interior identifying devices typically consist of room numbers and functions.

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

Event: Install signage for classrooms and other student functions.**Concern:**

Classrooms have no identifying devices.

Recommendation:

Install signage for classrooms and other student functions.

The estimate is based on signage for 20 rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$10,700	Low

Updated: February 16 2006

C1030.10 Lockers**

There are lockers in the school corridors.

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

Event: Replace lockers**Concern:**

Lockers are damaged and unsightly.

Recommendation:

Replace damaged lockers.

The estimate is based on replacing 150 steel lockers.

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

Updated: February 16 2006

C1030.12 Storage Shelving*

Storage shelving is painted wood.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

There are toilet roll holders, paper towel and soap dispensers and mirrors in the student and staff washrooms.

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

C2010 Stair Construction*

The stairs in the school building are steel construction with terrazzo treads in steel pans and steel risers.

The stairs to the stage in the gym are wood construction with wood treads and risers and safety nosings.

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

C2020.02 Terrazzo Stair Finishes*

The stair treads in the school are terrazzo in steel tread pans.

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

Event: Replace terrazzo treads**Concern:**

Terrazzo treads are damaged and cracked, unsightly and require replacing.

Recommendation:

Replace terrazzo treads in steel pans.

The estimate is based on replacing 20 m2 of terrazzo treads.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$6,420	Medium

Updated: February 16 2006

C2020.06 Carpet Stair Finishes**

There is a mud carpet over the interior terrazzo stairs at the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	NOV-05

C2020.08 Stair Railings and Balustrades*

The stair railings and balustrades are steel with a wood handrail.

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

C3010.01 Concrete Wall Finishes*

The interior walls in the gym are concrete block with a glaze finish to a height of 2.4 metres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

C3010.03 Plaster Wall Finishes*

The majority of wall finishes throughout the school are plaster.

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

Event: Repair plaster**Concern:**

There are damaged plaster walls throughout the school which are unsightly and require repair.

Recommendation:

Patch and paint damaged plaster walls.

The estimate is based in patching and painting 100m2 of wall plaster.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$5,350	Medium

Updated: February 16 2006

**C3010.04 Gypsum Board Wall Finishes***

There are gypsum board wall finishes where there have been some upgrading such as the general office areas and server room.

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

C3010.06 Tile Wall Finishes**

There are glazed tile wall finishes in the student washrooms.

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

Event: Retile washroom walls**Concern:**

Glazed tile walls in the student washrooms are damaged, unsightly and require replacement.

Recommendation:

Retile walls.

The estimate is based on re tiling 20 m2 of wall.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$4,280	Low

Updated: February 16 2006

**C3010.09 Acoustical Wall Treatment****

There are acoustic fibre board wall panels along the upper part of the gym walls.

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

C3010.11 Interior Wall Painting**

Walls throughout the school are painted.

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

Event: Paint classroom walls on second and third floors.

Concern:

Walls in classrooms require repainting.

Recommendation:

Paint walls in classrooms on second and third floors.

The estimate is based on repainting 1000 m2 of wall.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$10,700	Medium

Updated: February 16 2006

**C3010.14 Other Wall Finishes****

There is a cement plaster finish above the glazed tile wall finish in the student washrooms in the gym.

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

C3020.01 Concrete Floor Finishes (Paint)*

There are concrete floors in the boiler room and electrical room in the school. There are also concrete floors in the gym storage rooms.

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

C3020.02 Tile Floor Finishes**

There are vinyl tile floor finishes in the staff room and staff washrooms on the main and second floors. There are also vinyl tiles in the lunch room in the basement.

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

Event: Replace vinyl tiles

Concern:

Vinyl tiles in the basement lunch room are damaged and unsightly.

Recommendation:

Replace vinyl tiles in lunch room.

The estimate is based on retiling 40 m2 of floor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$2,140	Medium

Updated: February 16 2006



C3020.03 Terrazzo Floor Finishes*

There are terrazzo floor finishes in the student washrooms in both the school and the gym. The school corridor on the main floor is also terrazzo.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	70	NOV-05

Event: Replace cracked terrazzo**Concern:**

There are sections of terrazzo floor which are cracked and require repair.

Recommendation:

Replaced cracked terrazzo floor.

The estimate is based on replacing 20m2 of terrazzo.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$6,420	Medium

Updated: February 16 2006

C3020.04 Wood Flooring**

The gymnasium floors are kiln dried maple strips (approximately 19 mm thick).

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

C3020.07 Resilient Flooring**

The majority of flooring in the classrooms and corridors on the upper floors is linoleum.

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

Event: Replace linoleum flooring**Concern:**

The lino floor is split in several locations throughout the school and requires replacement.

Recommendation:

Replace sections of deteriorated linoleum.

The estimate is based on replacing 500m2 of lino.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$37,450	Medium

Updated: February 16 2006

**C3020.08 Carpet Flooring****

There is carpet in the staff room, offices and library.

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

C3030.01 Concrete Ceiling Finishes*

The ceiling in the school basement boiler room and electrical room is concrete.

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

C3030.02 Ceiling Paneling (Wood)*

The gym ceiling between the open web steel joists is fir decking.

Rating	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	25	NOV-05

C3030.03 Plaster Ceiling Finishes*

The original school ceilings are gypsum plaster on metal lath which is still apparent in several service rooms such as the cloak rooms adjacent to the classrooms, former infirmary and store rooms.

There are gypsum plaster ceilings in the link and dressing rooms adjacent to the stage in the gym. There are also cement plaster ceilings in the gym change rooms and showers.

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

C3030.04 Gypsum Board Ceiling Finishes*

There is a gypsum board ceiling in the server room.

Rating	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	NOV-05

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

There are t-bar ceilings in the classrooms and corridors throughout the school as well as the library, office areas, staff room and basement washrooms.

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

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

(c1989) There are floor mounted flush valve water closets in the student washrooms in the basement of the original 1912 building. Seating configurations are round bowls with closed fronts.

(1957) Wall hung flush valve water closets are used in the student washrooms in the 1957 gym addition. Seating configurations are generally elongated bowls with open fronts.

Flush tank water closets are used in staff washrooms in the school.

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

Event: Replace water closets**Concern:**

The configuration of bowls in the 1912 student washrooms does not meet the code.

Recommendation:

Replace water closets in student washrooms.

The estimate is based on replacing 14 water closets with elongated bowls and open front seats.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$17,976	Low

Updated: February 17 2006

D2010.02 Urinals**

There are floor mounted urinals with flush valves in the original school building.

(1957) There are floor mounted urinals with flush tanks in the gym addition.

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

D2010.03 Lavatories**

(c1991) There are vanity mounted stainless steel lavatories in the washrooms in the 1912 school with either ribbed handle faucets or push-button, self closing mixing faucets.

(1957) There are wall hung enameled cast iron lavatories in the student washrooms in the 1957 gym building.

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

Event: Replace lavatories**Concern:**

Enamel finish on wall hung lavatories is worn. There are a variety of faucet configurations. Some have individual hot and cold taps that could lead to scalding conditions. One has had the cold water tap replaced with a bubbler.

Recommendation:

Replace lavatories in 1957 gymnasium addition.

The estimate is based on replacing 6 lavatories with stainless steel lavatories with self-closing or sensor actuated mixing faucets mounted in laminated vanities.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$6,420	Medium

Updated: February 17 2006

D2010.04 Sinks**

There are single compartment stainless steel sinks in staff rooms and in some classroom preparation areas. The sinks in the science room are single compartment stainless steel with gooseneck spouts.

A 300 mm deep counter mounted service sink is used in the basement science preparation area. This includes a sediment trap.

There are two single compartment stainless steel sinks in the art room.

The kitchen in the 1957 gym includes a 300 mm deep double compartment stainless steel sink with a swing spout.

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

D2010.05 Showers**

There are showers in the 1957 gym.

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

Event: Replace shower assemblies**Concern:**

The surface mounted piping in the showers is corroded and damaged. Inappropriate globe valves are used for hot and cold water taps.

Recommendation:

Replace shower assemblies.

The estimate is based on replacing 12 shower heads and valve assemblies.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$19,260	Low

Updated: February 17 2006

**D2010.08 Drinking Fountains / Coolers****

Single and double spout, non-refrigerated, wall hung china water fountains are located in corridors adjacent to washrooms.

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

D2010.09 Other Plumbing Fixtures**

Residential type floor mounted laundry sinks are used as janitor's sinks in Janitor's closets.

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

Event: Replace Janitor's Sinks**Concern:**

The janitor's sinks are poorly located and difficult to use.

Recommendation:

Replace two janitor's sinks with floor mounted janitor's sinks in service rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$3,210	Medium

Updated: February 17 2006

**D2020.01.01 Pipes and Tubes: Domestic Water***

(1991) Copper with Victaulic fittings and galvanized piping is used on the domestic water service.

(1912 and 1957) There is galvanized and copper domestic water piping throughout the facilities. Much of the original galvanized piping has been replaced, but some remains.

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

Event: Replace Domestic Water Piping**Concern:**

Galvanized domestic water piping is being replaced as it fails. A number of leaks and corroded fittings were noted. The inside diameter of piping is reported to be significantly reduced.

Recommendation:

Replace all remaining galvanized domestic water piping in the original 1912 building with insulated copper. Repair finishes.

The estimate is based on new piping to 42 plumbing fixtures and making good finishes. Showers have not been included.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$22,470	Medium

Updated: February 17 2006

D2020.01.03 Piping Specialties (Backflow Preventors)**

(1991) A double checkvalve assembly has been provided on the waterline to fire hose cabinets.

(1991) Backflow prevention has been installed on the boiler make-up water lines.

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

D2020.02.02 Plumbing Pumps: Domestic Water**

(2003) A Grundfos Bronze circulator pump is used for domestic hot water recirculation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	NOV-05

D2020.02.06 Domestic Water Heaters**

(2003) A single State SBD 71-120 tank type natural gas water heater with hot surface ignition and flue damper provides domestic hot water to the main school with 20 kW input and 450 US gallon capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	NOV-05

D2020.03 Water Supply Insulation*: Domestic

Domestic water piping is insulated in the boiler room.

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

D2030.01 Waste and Vent Piping*

Cast iron bell and spigot sanitary piping used throughout the facilities. Some plastic piping used for some repairs and recent revisions. A number of repairs have been made and there are indications of leaks and associated damage to architectural finishes.

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

Event: Replace Sanitary Piping.**Concern:**

Some sections of the piping has been repaired. There is evidence of leaks and damage in a number of areas. Piping is brittle and worn

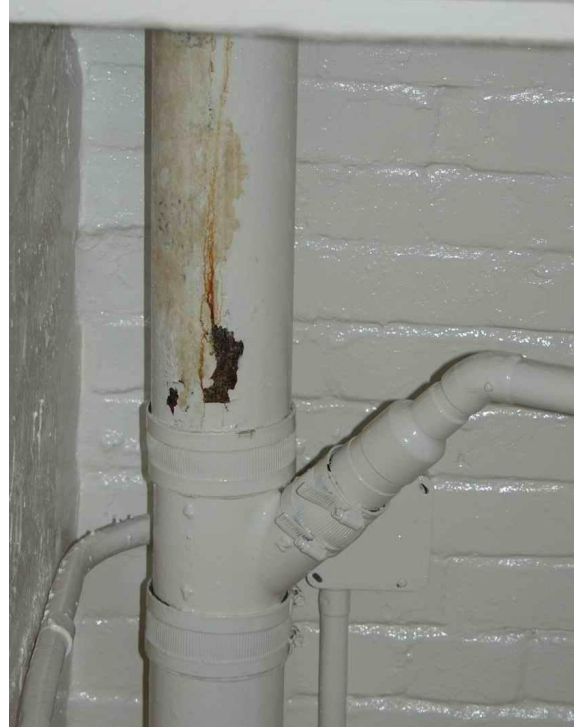
Recommendation:

Replace sanitary piping in the mechanical room and all piping serving original 1912 buildings. Remove asbestos wrap and insulation if present. Repair finishes.

The estimate is based on replacing sanitary piping to 42 fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$96,300	High

Updated: February 17 2006

**D2030.02 Waste Piping Specialties***

A sanitary sump is located in the boiler room with a single, float operated sewage pump.

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

D2040.01 Rain Water Drainage Piping Systems*

Storm drainage piping from the roof is cast iron.

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

Event: Replace rain water leaders.

Concern:

Severe corrosion of the storm water piping within the building.
Some leaks were noted.

Recommendation:

Replace rain water piping within the original 1912 building.

The estimate is based on replacing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$51,360	Medium

Updated: February 17 2006

D2040.02.04 Roof Drains**

(1912) Open flow roof drains.

(1957) Open flow roof drains with cast aluminum strainers.

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

D3010.02 Gas Supply Systems*

(c1995) The gas meter is located in the basement boiler room. Gas is regulated to 7" of water to serve the equipment in the main school. A 100mm positive displacement meter has been provided.

(1957) Gas distribution piping within the mechanical room is 100mm threaded steel pipe.

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

D3020.01.01 Heating Boilers & Accessories: Steam**

(1912) Two steam boilers were built in place by J. A. Lockerbie Ltd. These boilers were converted from coal to natural gas in 1957.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	35	NOV-05

Event: Remove asbestos per consultant's report.**Concern:**

A 2001 consultant's report recommended the removal or repair of asbestos containing boiler and pipe insulation, three pipe elbows and duct parging. This recommendation has not been addressed.

Recommendation:

Remove asbestos containing materials as specified in the consultant's report.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2006	\$21,400	Medium

Updated: February 17 2006

Event: Replace Heating Boilers**Concern:**

The boilers are over 90 years old. They are idifficult to control and inefficient . Temperature complaints have been ongoing for years. The boilers are often manually shut down when space heating conditions get to hot.

Recommendation:

Replace the heating boilers

The estimate is based on two 880 kW induced draft hot water heating boilers and primary circulating pumps. (see also D3040.02, Steam Distribution System)



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$102,720	Medium

Updated: February 17 2006

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

The chimneys are insulated. Combustion air intakes to boilers have control dampers.

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

D3020.01.04 Water Treatment: Steam Boilers*

Ongoing water treatment is added manually on a daily basis.

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

D3040.01.02 Fans: Air Distribution*

(1912) Ventilation for the original building is provided by built-up air systems located in the basement. The supply fan draws outside air through the mechanical room for distribution through low pressure ductwork to wall grilles in the occupied space. Relief air is discharged through mechanical shafts back to the roof. Steam pre-heat coils are located in the outside air plenum and are controlled to maintain the air temperature at the discharge of each supply fan. The control of the supply air temperature is not well sequenced, which leads to significant fluctuations in supply air temperature. The supply fan has a seven speed manual controller that is operated manually at low speed during the winter. The fan is often shut-off to control temperatures when temperatures are extreme.

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

D3040.01.04 Ducts: Air Distribution*

Low velocity masonry ductwork is used to supply air to the classrooms. Ducts rise through shafts in the interior walls.

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

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

(1912 and 1957) Steel steam and condensate piping is used throughout the facilities. Most of the piping appears to be original. Leak repair and trap service is carried out on an ongoing basis. Piping is fully insulated in the mechanical rooms. Piping in the classrooms is only insulated up to 1500 mm above the floor.

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

Event: Replace Heating Distribution**Concern:**

Piping is original and up to 94 years old. Leaks occur frequently. The heating system performs poorly and is very inefficient. The system is noisy and temperature is difficult to control.

Recommendation:

Replace steam and condensate piping with hot water distribution system including secondary distribution pumps. Based on

The estimate is based on 4200sq.m. See also D3020.01.01. for Asbestos abatement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$269,640	High

Updated: February 17 2006

D3040.04.01 Fans: Exhaust**

(1957) Roof mounted cabinet exhaust fans extract air from the locker rooms.

(1957) Two speed, roof mounted belted vent set extracts air from the gymnasium. Tempered fresh air is supplied into the gymnasium from the perimeter unit ventilators.

(1991) In-line fans extract exhaust air from the basement washrooms.

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

Event: Replace gymnasium exhaust system.**Concern:**

The exhaust air fan is 45 years old. It runs at constant volume, extracting air from the classrooms. Make-up air is delivered through the unit ventilators in the gymnasium. The fan is operated manually and often shut off when space temperatures become uncomfortable.

Recommendation:

Provide a new heat recovery ventilation system for better indoor air quality and lower energy costs.

The estimate is based in a new 1400 lps heat recovery system and associated duct work to supply tempered fresh air to the gymnasium.

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

Updated: February 17 2006

D3040.04.03 Ducts: Exhaust*

(1957) There is low pressure sheet metal ductwork in the gymnasium.

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

D3050.02 Air Coils**

There are face and by-pass steam heating coils in the outside air intake in the mechanical room.

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

D3050.05.01 Convectors**

(1912) There are surface mounted steam convection units with key operated dampers in the classrooms and other perimeter spaces. Heating control valves have been added.

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

Event: Replace perimeter convectors**Concern:**

Convection units are operating poorly, temperature control is inadequate and there are many complaints. These units are extremely old and require replacement.

Recommendation:

Replace convection units with hot water perimeter radiation in conjunction with D3020.01.01 boiler replacement.

The estimate is based on replacing 40 convection units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$51,360	Medium

Updated: February 17 2006

D3050.05.03 Finned Tube Radiation**

(1957) There is finned tube radiation for the gymnasium stage and gym washrooms.

(1983) There is finned tube radiation the school basement music room.

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

D3050.05.06 Unit Heaters**

(1957) There are steam cabinet unit heaters at entrance doors and in the link.

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

D3050.05.07 Unit Ventilators**

(1957) Trane steam unit ventilators are used in the gymnasium.

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

Event: **Replace unit ventilators.**

Concern:

The temperature control of the unit ventilators is poor and there are many complaints. These units are 45 years old and require replacement.

Recommendation:

Replace unit ventilators.

The estimate is based on replacing 8 unit ventilators with hot water perimeter radiation in conjunction with D3020.01.01 boiler replacement and heat recovery ventilation system (D3040.04.01).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$25,680	Low

Updated: February 17 2006

D3060.02.01 Electric and Electronic Controls**

(1957) Line voltage thermostats are used to cycle entrance heater fans in the gym addition.

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

D3060.02.02 Pneumatic Controls**

(c1983) There is a Simplex controls compressor located in the mechanical room. Pneumatic controls are located throughout the facilities.

(c1957) The dual pressure pneumatic controls in the gym for day/night operation have been by-passed.

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

Event: Provide new control system.**Concern:**

Pneumatic control system is ineffective. Components are old and failures occur regularly. There are many and ongoing complaints related to temperature control. Portions of the system are overridden. Most major system components are operated manually in an attempt to anticipate and respond to changing ambient conditions.

Recommendation:

A new control system is recommended.

The estimate is based on a new DDC control system and BMS with an estimated 125 points.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$107,000	High

Updated: February 17 2006

D4020 Standpipes*

There are nine fire hose stations provided throughout the school.

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

Event: Replace Standpipe System**Concern:**

There are a number of fire hoses that have been removed and appropriate fire department connections have not been provided. Significant corrosion of the piping was evident.

Recommendation:

Replace Standpipe System.

The estimate is based on replacing nine fire hose cabinets and a new standpipe system to meet current code requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$53,500	Medium

Updated: February 17 2006

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Dry chemical fire extinguishers are distributed throughout the school and addition.

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

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

(1996) The Utility owned padmount transformer is located on the south side of the school.

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

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

(1996) The main electrical distribution is 600A 120/208V 3 Phase 4 Wire FPE.

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

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

(1996) The secondary distribution is 42 and 66 cct 120/208V 225A throughout the facilities.

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

D5010.07.02 Motor Starters and Accessories**

(1957) There are AB loose starters and
(1996) Cutler Hammer loose starters.

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

D5020.01 Electrical Branch Wiring*

(1957) The branch wiring is concealed in a flexible and metallic conduit system throughout.
(1977, 1994, 1996) Additional wiring concealed in a flexible and metallic conduit system was installed throughout.

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

D5020.02.01 Lighting Accessories (Lighting Controls)*

(1957) There is line voltage switching throughout the school and low voltage in gym.
(1976, 1994) Additional line voltage switching in the school and low voltage in gym was installed.

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

D5020.02.02.01 Interior Incandescent Fixtures*

(1957) There are keyless and jam jar type fixtures in storage rooms and janitor rooms.
(1976) Additional keyless and jam jar type fixtures were installed in storage rooms and janitor rooms.

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

D5020.02.02 Interior Florescent Fixtures**

(1957) Interior fluorescent fixtures are T12 lamps with magnetic ballasts.
 (1976) Additional T12 lamps with magnetic ballasts were installed.

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

Event: Upgrade lighting.**Concern:**

The existing lighting system results in excessive maintenance costs.

Recommendation:

Upgrade existing fluorescent fixtures and incandescent lighting to T8 lamps with electronic ballasts and compact PL lamps.

The estimate is based on installing 800 lamps.

Energy savings would produce a payback over a 4 year period.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$176,550	Low

Updated: February 16 2006

D5020.02.03 Emergency Lighting*

(2001) Exit lights were upgraded to LED style.

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

D5020.02.05 Special Purpose Lighting*

(1957) There are special stage incandescent fixtures in the gym.

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

D5020.03.01.01 Exterior Incandescent Fixtures*

(1957) There are ceiling mounted incandescent pot lights above doors.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

(1977) There are exterior wall mounted 100W fixtures.
 (1991) There are also pole mounted 250W fixtures.

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

D5020.03.02 Lighting Accessories (Lighting Controls)*

(1988) Exterior lighting is controlled by photocells.

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

D5020.03.03 Emergency Lighting*

(2004) Battery packs with integral and remote lamps are located in corridors and at exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	NOV-05

D5030.01 Detection and Fire Alarm**

(2004) The fire alarm is a Notifier AFP 3000.

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

D5030.02.01 Door Answering*

(1996) There is a push button located at the main entrance which rings throughout the school.
There is also a push button located at the south entrance which rings in the out-of-school care area in the basement.

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

D5030.02.02 Intrusion Detection**

(2003) There is a DSC PC4020 system with motion detectors.

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

D5030.02.03 Security Access**

(2003) Security access is by means of keypads located in the boiler room, the south entrance and the computer room.

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

D5030.03 Clock and Program Systems**

(1987) The clock system is a Simplex 6100. The AC/DC manual clocks have been disconnected.

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

D5030.04.01 Telephone Systems**

(2003) The phone system is a Nortel Norstar system.

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

D5030.04.02 Paging Systems*

(2003) The P.A. system is a Bogen 2000.

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

D5030.04.04 Data Systems**

(1998) Data cabling is CAT 5 throughout.

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

D5030.04.05 Local Area Network Systems*

(1994) The server room is complete with hubs, patch panels and data rack.

(1998) The server room was expanded.

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

D5030.06 Television Systems*

(2004) There is a local cable TV line in the staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	NOV-05

D5030.07 Other Communications and Security Systems*

(2005) The school is tied into the Supernet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	20	NOV-05

D5090.01 Uninterruptible Power Supply Systems**

(1998) An APC 1000 protects the server.

(2003) An APC 700 protects the phone system.

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.03 Food Service Equipment***

There is a kitchen in the second floor staff room equipped with a residential range, dishwasher, two microwave ovens and a fridge.

There is also a kitchen with a hatch to the gym equipped with a residential fridge and dishwasher.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

There are wall bars on the gym stage and basket ball hoops and backboards in the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	NOV-05

E2010.02.05 Educational Facility Casework*

There are free standing wood cupboard units and wood shelves in the classrooms.

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

Event: Replace shelves and cupboards**Concern:**

The casework in the classrooms is damaged and requires replacement.

Recommendation:

Replace damaged classroom casework.

The estimate is based on 100 linear metres of new shelving one metre high and 10 new cupboards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$21,400	Low

Updated: February 16 2006

**E2010.02.07 Kitchen Casework***

There is casework in the kitchens in the staff room and gym.

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

E2010.02.09 Library Casework*

The casework in the library consists of wood wall book shelves, moveable book display units, steel magazine racks and a wood entry desk with laminated counter top.

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

E2010.03.01 Blinds**

There are Venetian blinds in classrooms throughout the school as well as the interior window in the office area.

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

E2010.03.06 Curtains and Drapes**

There are proscenium curtains for the stage.

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

E2020 Moveable Furnishings*

The desks in the classrooms have laminated work tops on a steel frame. The chairs in the library consist of polypropylene seats on a steel frame. The library tables have laminated work tops on steel supports.

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

F1020.02 Special Purpose Rooms*

(1998) There is a special computer teaching room equipped with computers on laminated wood tables with steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	0	NOV-05

F2020.01 Asbestos*

A 2001 consultant's report indicates the presence of asbestos throughout the school which is generally in good condition. The report recommended the repair or removal of boiler insulation, pipe insulation, duct parging and three pipe elbows. This item is addressed under D3020.01.01 Heating boiler.

No other concerns of this type were seen by the consulting team or report by the operations staff at the time of the visual inspection.

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

F2020.02 PCBs*

No concerns of this type were seen by the consulting team or report by the operations staff at the time of the visual inspection.

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

F2020.03 Mercury*

No other concerns of this type were seen by the consulting team or report by the operations staff at the time of the visual inspection.

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

F2020.04 Mould*

A 2001 consultant's report prepared for the Edmonton Public School Board was based on a visual inspection of the school and did not identify any mould.

There was no mould observed or reported during the building inspection.

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

F2020.09 Other Hazardous Materials*

There were no other hazardous materials observed or reported to the audit team during the building inspection.

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

S8 FUNCTIONAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance**

There are stairs up to the main entrance doors. The route from the parking lot to the main entrance is not barrier free.

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

Event: Install ramp to main entrance**Concern:**

There is no barrier free access to the parking area for students, staff and parents in wheelchairs.

Recommendation:

Construct ramp to parking area entrance.

The estimate is based on a concrete ramp 1200 mm wide rising one metre at a 5% slope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$10,700	Medium

Updated: February 16 2006

K4010.03 Barrier Free Interior Circulation

There is no barrier free circulation between the three floor levels or the basement. This is not considered a problem at this time since students requiring barrier free access are not schooled at Parkdale. Physically handicapped can be accommodated on the main floor of the school.

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

K4010.04 Barrier Free Washrooms

There are no barrier free washrooms in the school or gym.

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

Event: Construct barrier free washrooms**Concern:**

There are no barrier free washrooms.

Recommendation:

Construct barrier free washrooms on the main floor.

The estimate is based on constructing two new barrier free washrooms on the main floor and utilizing existing plumbing services at this level.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$21,400	High

Updated: February 16 2006

RECAPP Facility Evaluation Report



Parkdale Elementary / Junior High School

S3245
Edmonton

Facility Details**Building Name:** Parkdale Elementary / Junio**Address:****Location:** Edmonton**Building Id:** S3245**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:** **\$149,800****5 year Facility Condition Index (FCI):** **0%****General Summary:**

December 2005

The site is situated in the north east part of Edmonton and is accessed directly from the surrounding roadways with no drop off lanes. The pedestrian approach to the main entrances which are separate for boys and girls is defined by a low steel pipe fence.

There is a mix of pedestrian surfaces from sand under and around the play apparatus, an open gravel play area and asphalt basket ball surface. There are concrete sidewalks on all sides of the site.

There is gravel parking lot along the west side of the gym and a mix of asphalt and gravel parking between the gym and school buildings. The playing field on the north part of the site is equipped with soccer goals and a basketball cage.

There are mature pine trees and a free standing school sign in a lawned area along the front of the school. There are chain link fences around the fields on the north and south parts of the site.

There is a metal grounds storage shed adjacent to the gym.

The general condition of the site is acceptable with some replacement of concrete side walks and asphalt roadways recommended.

The condition of the site mechanical services which include water supply and gas supply lines as well as storm and sanitary sewer lines is acceptable.

The electrical site services which include area lighting, power supply lines and pad mounted transformer are generally acceptable. Additional car plus-ins are recommended.

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)**

There is an asphalt roadway onto the site from 86th Street.

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

Event: Resurface roadway

Concern:

The asphalt roadway on to the site has deteriorated and requires resurfacing.

Recommendation:

Resurface asphalt roadway.

The estimate is based on resurfacing 100 m2 of asphalt road and constructing new concrete curbs and gutters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$53,500	Medium

Updated: February 22 2006



G2020.02.01 Aggregate Parking Lots (Gravel)**

There are gravel parking lots on the west side of the gym building and between the school and gym buildings.

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

Event: Resurface gravel parking lot

Concern:

The gravel parking lot on the west side of the gym is pot holed and requires resurfacing.

Recommendation:

Resurface gravel parking lot west of the gym.

The estimate is based on resurfacing 250 m2 of gravel parking lot.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$5,350	Medium

Updated: February 22 2006

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

There is an asphalt parking lot between the gym and the school buildings.

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

Event: Resurface parking lot**Concern:**

The asphalt parking lot has deteriorated and requires resurfacing.

Recommendation:

Resurface asphalt parking lot.

The estimate is based on resurfacing 150 m2 of asphalt and constructing concrete curbs and gutters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$80,250	Medium

Updated: February 22 2006

G2020.04 Rigid Parking Lot Pavement (Concrete)**

There is some concrete parking between the gym and school building.

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

G2020.06.01 Traffic Barriers*

There is a painted steel pipe traffic barrier along the west wall of the gym against which vehicles are parked.

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

G2030.02.01 Gravel Pedestrian Surfacing*

There is a gravel pedestrian surface on the north of the site.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

There are concrete sidewalks on all sides of the school.

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

Event: Replace sidewalk**Concern:**

There are some sections of concrete sidewalk which have settled at a slope and require repair.

Recommendation:

Replace concrete sidewalk.

The estimate is based on replacing 60 m2 of concrete sidewalk.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$10,700	Low

Updated: February 22 2006

G2030.06 Exterior Steps and Ramps*

There are exterior steps at the main boys and girls entrances on the east side of the school as well as the north and south entrances to the school.

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

G2040.02 Fences and Gates**

There are chain link fences 2.5 metres high around the playing field to the north of the school. There is also a chain link fence around the field to the south of the school.

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

G2040.03 Athletic and Recreational Surfaces**

There is a gravel surface for basket ball practice and a sand surface where the play ground equipment is located.

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

G2040.05 Site and Street Furnishings*

There are painted steel bicycle racks at the front of the school.

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

G2040.06 Exterior Signs*

The main school sign is carved into the sandstone on the main facade (east face) of the school. There is also a free standing sign in the grassed area at the front of the school.

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

G2040.08 Flagpoles*

There is a flag pole on the roof in the centre of the main school facade.

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

G2050.04 Lawns and Grasses*

The school is surrounded by grassed areas in the form of a soccer field to the north of the school and a grassed field to the south of the school. There is a lawn area in front of the school.

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

G2050.05 Trees, Plants and Ground Covers*

There are mature evergreen trees in the lawn area at the front of the school.

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

G3010.02 Site Domestic Water Distribution*

A 100mm water service is connected to the Municipal main under 116th Avenue to the south of the property. There is a 50mm water meter in the main mechanical with a 50mm connection to fire hose cabinets.

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

G3010.03 Site Fire Protection Water Distribution*

Fire hydrants are located on 116th Avenue adjacent to the property.

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

G3020.01 Sanitary Sewage Collection*

Sanitary piping leaves each of the buildings and ties into the municipal combined sewer main under 117th Avenue to the north of the property.

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

G3030.01 Storm Water Collection*

Storm water piping is collected within the buildings and ties into combined sewer system under 117th Avenue. There is a catch basin in the playground area.

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

G3060.01 Gas Distribution*

There is a 50mm medium pressure natural gas service from the utility main next to 117th Avenue on the north side of the property. Natural gas is metered and regulated to low pressure in the main mechanical room.

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

G4010.02 Electrical Power Distribution Lines*

(1996) There is an underground feed to the Utility owned pad mounted transformer.

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

G4010.03 Electrical Power Distribution Equipment*

(1996) The pad mounted transformer is located on the south side of school.

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

G4010.04 Car Plugs-ins*

(1954) There are plug-ins on the east and west side of the gymnasium.

(1977) Additional plug-ins were added on the east and west side of the gymnasium.

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

Event: Install new car plug-ins**Concern:**

There are insufficient staff and visitor to parking stalls with plug-ins.

Recommendation:

Install new car plug-ins

The estimate is based on 10 new receptacles and controls for approximately 20 stalls .

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$10,700	Low

Updated: February 22 2006

G4020.01 Area Lighting*

(1991) There are exterior pole and wall mounted HPS/MH fixtures.

(1977) Additional pole and wall mounted HPS/MH fixtures were installed.

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