RECAPP Facility Evaluation Report

Prince Charles Elementary School

B3251A
Edmonton

Report run on: January 30, 2006 2:37 PM

Facility Details

Building Name: Prince Charles Elementary S
Address: 12325 - 127 Street
Location: Edmonton

Building Id: B3251A
Gross Area (sq. m): 0.00
Replacement Cost: $4,405,208
Construction Year: 0

Evaluation Details

Evaluation Company: Koliger Schmidt
Evaluation Date: December 1 2004
Evaluator Name: Mr. Mario Macchione

Total Maintenance Events Next 5 years: **$434,484**
5 year Facility Condition Index (FCI): **9.86%**

General Summary:

Prince Charles elementary school was built in 1954 and an addition complete in 1956, both of wood framed construction. The total area of the facilities is 2736.4 m². Four freestanding portables are located on site on the east side of the school. In 1994 a minor modernization of the administration area was complete. The plans given to us by Alberta Infrastructure do not reflect this renovation nor the change to the boys and girls washroom areas. This school is no longer part Junior high.
Near closure years ago due to student population, the school has developed a "focus" that incorporates it's location in the city and represents the students that attend. It's strength in aboriginal studies and culture have allowed this school to become populated again. Unfortunatly many items in this school are in need of replacement and a modernization of the entire school is recommended. Also considerations for barrier free access are necessary. Prince charles is in fair condition.

Structural Summary:

This is a single storey wood framed construction with concrete floors. Minor settlement cracks in terazzo and in hallway ceiling. Structurally in good condition.

Envelope Summary:

The 1954 and 1956 building consist of painted stucco, brick wainscotting, glass block and some wood decorative pannelling above windows in the front of the school. Almost all exterior windows and doors have been upgraded from wood to vinyl windows and insulated hollow metal doors. The roof was redone in 1988 but extensive water damage is appearant in the access area up to the roof. Past report has noted the knowledge of the roof leaks and has been monitored by the division. The building envelope is in fair condition.

Interior Summary:

School walls are a painted plaster, sheet flooring, wood bases and painted plaster with 12x12 accoustical tile ceilings. On the 1956 building side most rooms have newer carpet and all areas have drop ceilings. Asbestos is present in parts of the school materials and needs to be removed. Modernization of the interior finishes are required, most are outdated and need to be replaced. The schools interior is in fair condition.

Mechanical Summary:

The heating is provide by two steam boilers originally fired by coal and converted to natural gas. The steam is supplied to perimeter fin throughout the building. One air handling provides air to the school. There is a pnuematic system for local controls only. Generally, the mechanical systems are the same since the original construction of the building in 1954. There is minimal ventilation supplied to classrooms. A major mechanical upgrade is recommended as part of a building modernization.
The mechanical systems are in poor condition.

Electrical Summary:

Main service is two parts. First service is 350 Amp, single phase, 120/240 volt. Second service is 50 Amp, three phase, 240 volt.. Branch circuit panel boards are located throughtout the facility. The lighting consists of T12 fluorescent light fixtures with some incandescent and HID light fixtures. Emergency lighting consists of battery packs c/w remote heads with energy efficient LED style exit lights throughout. The fire alarm system is Simplex 2001. Cat5 data network cabling is installed throughout. Telephone system is by Nortel. Paging system is Bogen. Upgrade main distribution switchgear. Upgrade Fire Alarm System by adding strobes. Replace existing lighting system with new T5 lighting system for energy efficiency and life cycle replacement. The electrical is in fair condition.

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*

1954 and 1956 buildings

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

A1030 Slab on Grade*

1954 gymnasium, front and south entrances to school.

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

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

Boiler room.

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

B1010.01 Floor Structural Frame*(Building Frame)

Wood

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

B1010.01.01 Columns Supporting Floors

Basement boiler room.

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

B1010.01.02.01 Cast-in-place Concrete: Beams

Basement boiler room

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

B1010.03 Floor Decks, Slabs, and Toppings*

1954 and 1956 buildings

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

B1010.07.01 Cast-in-place Concrete:Exterior Stairs

North and east side of school

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

B1010.09 Floor Construction Fireproofing*

Crawl space. See F2020.01

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

B1010.10 Floor Construction Firestopping*

Boiler room in basement.

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

Event: Fill and seal ceiling and wall pentrations with firestopping material.

Concern:
Unsealed penetrations (conduit and pipe) through ceiling and walls compromising fire seperations.

Recommendation:
Fill and seal ceiling and wall penetrations with firestopping material to meet code.

Type	Year	Cost	Priority
Code Repair	2005	$6,480	High

Updated: February 18 2005

B1010.11.01 Catwalks

1954 building- Above stage area (wood construction)

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

B1020.01 Roof Structural Frame*

Wood

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

B1020.04 Canopies*

1954 and 1956 buildings- wood construction, stucco finish.

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Wainscotting of wall and entrance cove areas.

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

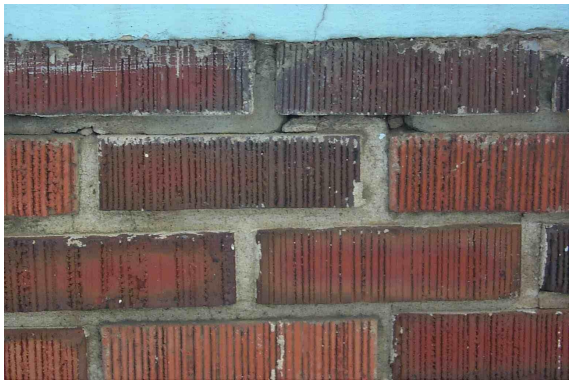
Event: Repointing of brick.

Concern:
Brick has cracked and deteriorated joints allowing water to penetrate inside, possibly causing future problems

Recommendation:
Repoint areas of brick work. (approx. 25m²)

Type	Year	Cost	Priority
Repair	2006	$1,620	Low

Updated: February 18 2005



B2010.01.06.04 Wood Siding*

Wood panelling above windows on west side.

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

Event: Sand and repaint panelling.

Concern:
Wood panelling above windows on the west side are peeling.

Recommendation:
Sand down, prime and repaint panels (approx. 186m²)

Type	Year	Cost	Priority
Repair	2006	$4,320	Low

Updated: February 18 2005

B2010.01.08 Portland Cement Plaster: Ext. Wall*

1954 and 1956 buildings -painted; minor cracking.

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

B2010.02.03.04 Glass Masonry Units (Glass Block)

1954 building- Front of school, gymnasium, east side entrance

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

Event: Repair window joints.

Concern:
Glass block seals are cracked and discolored.

Recommendation:
Repair and reseal glass on exterior and interior side of block.

Type	Year	Cost	Priority
Repair	2006	$1,080	Low

Updated: February 18 2005

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

1954 and 1956 buildings

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

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

1954 and 1956 buildings

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

B2010.06 Exterior Louvers, Grilles, and Screens*

1954 and 1956 building

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

B2010.09.04 Portland Cement Plaster:Soffits

1954 and 1956 buildings- painted

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

B2020.01.01.05 Wood Windows*

1954 building -Second floor projection and storage area.

Rating	Installed	Design Life	Updated
2 - Poor	0	35	DEC-04

Event: Replace wood windows

Concern:
Original wood windows haven't been replaced and area is cool and drafty. Window are showing signs of rotting and major deterioration.

Recommendation:
Replace windows with vinyl windows. 3 sets of double windows.

Type	Year	Cost	Priority
Failure Replacement	2005	$2,160	Medium

Updated: February 18 2005

B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows*

Newly replaced windows in 1954 and 1956 buildings

Rating	Installed	Design Life	Updated
5 - Good	0	35	DEC-04

B2030.01.02 Steel-Framed Storefronts*

2003- 1954 and 1956 buildings- New doors and hardware (panic bars).

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

B2030.02.01 Metal Doors and Frames

2003- 1954 building- Exit from boiler room to grade and 2 other exit doors (all east side of building) all with panic bar hardware.

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

B3010.01 Deck Vapor Retarder and Insulation*

1954 building- Prior roof leaks but no apparent problems at this time.

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

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

1988 reroofed- 1954 and 1956 buildings- 2 ply SBS roofing with internal drainage; prior roof leaks and regular maintenance but at present time no apparent problems. Otherwise winter conditions apply to exterior viewing.

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

B3010.09 Roof Specialties and Accessories*

Ladder

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

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

1956 building- Library has a partial wall with windows and door that seperates main library from resource office area. As well as science room has a partial wall that seperates storage area.

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

C1010.01.07 Framed Partitions (Wood Stud)

1954 and 1956 buildings, painted.

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

Event: Patch, repair and repaint Gym storage area.

Concern:

Gym storage area with staircase up to projection room (which is used for storage now) has walls with crack and holes in the gypsum, also it's paint is peeling.

Recommendation:

Patch, repair and repaint walls in staircase area, projection room and upper storage room. If this area is going to be a permanent storage facility then provide shelves for better use of space. Coordinate with replacement of windows in B2020.01.01.05. (approx. 140m²)

Type	Year	Cost	Priority
Repair	2006	$4,536	Low

Updated: February 18 2005

Event: Repair stage walls and ceiling in roof/catwalk access area.

Concern:

Water leak from roof has caused paint to peel and ceiling to crack and sag.

Recommendation:

Walls- remove paint, repair damages to building material and prime and repaint access area.
Ceiling- Remove ceiling and repair any further damages to roof construction, electrical work and investigate other leaks and repair. Install new ceiling (drop ceiling for easy access to roof construction if more leaks appear (can replace tile instead of whole ceiling.)

Type	Year	Cost	Priority
Repair	2006	$7,560	Low

Updated: February 18 2005

C1010.04 Interior Balustrades and Screens, Interior Railings*

1954 building

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

Event: Install handrails to main stairs.

Concern:
Main entrance to 1954 building has a set of stairs without stair railings.

Recommendation:
Install a handrail to the main stairs.

Type	Year	Cost	Priority
Code Upgrade	2006	$1,080	Medium

Updated: February 18 2005

C1010.05 Interior Windows*

1954 building- Main office, coucillors office, family coucilling; non-operable metal units.
1956 building- Library

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

C1010.07 Interior Partition Firestopping*

Boiler room- See B1010.10

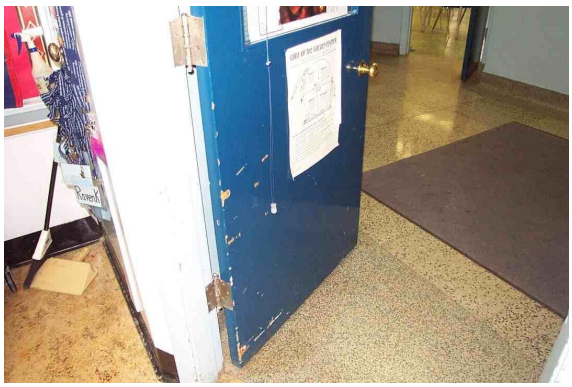
Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

C1020.01.07 Wood Doors

1954 and 1956 buildings- solid wood frames and doors.

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

Event: Replace all interior doors and frames



Concern:
All doors within the school are painted original solid wood core and frames with original hardware. These have been pained numerous times and are chipping. Some doors have windows, some have grilles, some have neither, all seem to be mismatched.

Recommendation:
Replace all wood doors and frames (approx 78 doors) and update hardware.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$75,600	Low

Updated: February 18 2005

C1020.02 Interior Entrance Doors*

1954 and 1956 buildings

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

Event: Original hardware

Concern:
Solid wood doors have original hardware.

Recommendation:
Replace hardware on 21 doors. Install panic bars.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$20,520	Low

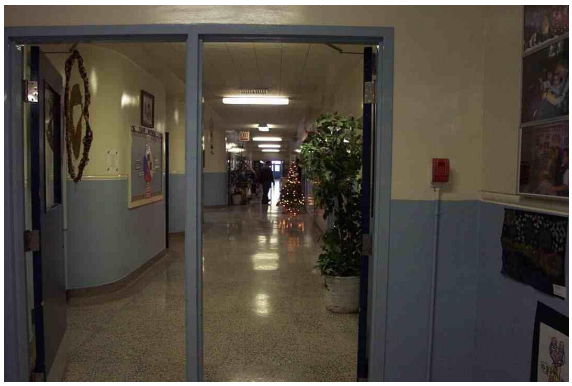
Updated: February 18 2005

C1020.03 Interior Fire Doors*

1954 and 1956 buildings.

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

Event: Hold open devices and fire rated labels for doors.



Concern:
1954 building- Doesn't have fire rated labels or hold open devices.
1956 building- Doesn't have fire rated labels

Recommendation:
1954 building- Install hold open devices for 2 doors and get fire rated sticker for each. (materials $500, labour $250 each door) Cost for Fire alarm panel interface and power supply $1,000 per door assembly.
1956 building- Requires fire labeled doors (2 doors)

Type	Year	Cost	Priority
Code Upgrade	2006	$4,860	High

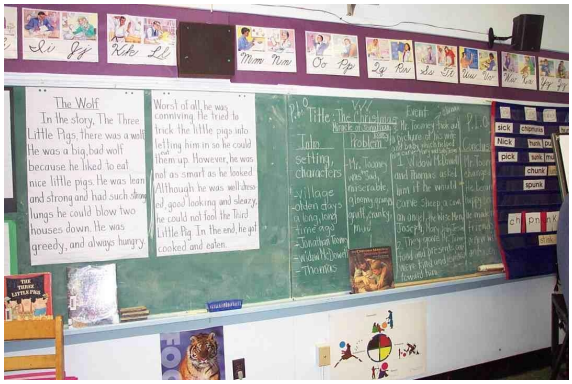
Updated: February 18 2005

C1030.01.01 Chalkboards

1954 building- Classrooms 5,6 and 25 (on plan)

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

Event: Replace chalkboards with whiteboards.



Concern:
Some children are allergic to chalk and also causes a mess with chalk residue on floors and walls.

Recommendation:
Replace 5 chalkboards with whiteboards. Repair walls as needed.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$4,320	Low

Updated: February 18 2005

C1030.01.02 Markerboards

1954 and 1956 buildings- All classrooms except the ones listed in 1030.01.01

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

C1030.01.03 Tackboards and Visual Aid Boards

1954 and 1956 buildings

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

C1030.02 Fabricated Compartments(Toilets/Showers)*

1954 building- Boys and girls washrooms

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

Event: Replace washroom partitions

Concern:
Old, rusted, stained and paint is peeling off. Hardware is also old and probably original.

Recommendation:
Remove existing partions and hardware and replace with new. (8 in total 1 in each washroom should be barrier free)

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$22,680	Medium

Updated: February 18 2005

C1030.08 Interior Identifying Devices*

1954 building- Main entrance has school plan and other signs showing school's focus.

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

C1030.12 Storage Shelving*

1954 and 1956 building- Metal and wood shelving units in storage rooms, boiler room and classroom storage closets.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

1954 building- See C1030.02

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

C2010.01 Cast-In-Place Concrete Stair Construction

1954 building- Boiler room and hallway stairs.

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

C2010.04 Wood Stair Construction

1954 building- Stage stairs down to gym and gym storage room up to projection loft.

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

C2020.02 Terrazzo Stair Finishes*

1954 and 1956 buildings- Hallway stairs to exits (North, south and west sides of building)

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

C2020.05 Resilient Stair Finishes*

1954 building- Stage stairs down to gym and gym storage room up to projection loft; sheet

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

C2020.08.04 Wood Framed Railings and Balustrades

1954 building- Gym storage room up to projection loft and both entrances from hallway up to stage area; painted.

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

C2020.08.06 Metal Railings and Balustrades

1954 building- Boiler room; painted.

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

C2020.08.07 Wood Railings

1954 building- Stage stairs down to gym; painted.

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

C3010.03 Plaster Wall Finishes*

1954 and 1956 buildings; painted.

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

C3010.04 Gypsum Board Wall Finishes*

1954 and 1956 buildings- Main office area and library; painted.

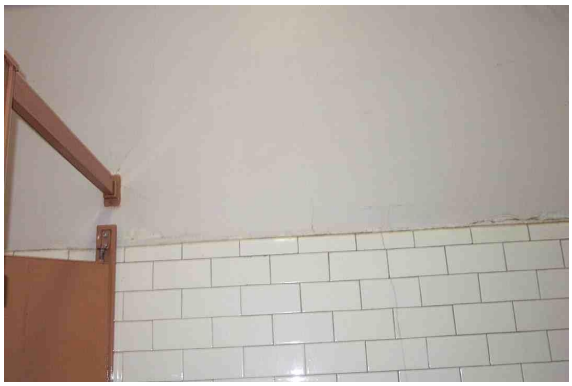
Rating	Installed	Design Life	Updated
5 - Good	0	40	DEC-04

C3010.06 Tile Wall Finishes*

1954 building- Boys & girls and staff male & female washrooms.

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

Event: Girls and Boys washrooms.



Concern:

Tiles are old, cracked and discolored with stained grout. If a modernization is taking place and most of the finishes in these 2 washrooms need to be upgraded then the tiles should be as well. Boys washroom has a newer type of tile on most walls except urinal wall.

Recommendation:

Replace wall tiles.(approx 40m² in total both washrooms) Match tiles in boys washroom on urinal wall to the rest of the tiles in the room. Schedule following mechanical event to replace old floor urinals to wall mounted. D2010.02 Repair and paint top portion of boys and girls walls after all construction has been completed.

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

Updated: February 18 2005

C3010.09 Acoustical Wall Treatment*

1954 building- Music room and gymnasium.

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

C3010.14 Other Wall Finishes*

1954 building- main office, detention rooms have special wall treatment to allow for easy removal of graffiti.

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

C3020.02 Tile Floor Finishes*

1954 building- Boys and mens staff washrooms. See Mech D2010.02 for tile replacement in boys washroom.

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

C3020.03 Terrazzo Floor Finishes*

1954 and 1956 buildings- Hallways, boys and girls washrooms.

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

C3020.04 Wood Flooring*

1954 building- Gymnasium and stage.

Rating	Installed	Design Life	Updated
2 - Poor	0	25	DEC-04

Event: Anchor gym floor.

Concern:
Gym flooring is wavy in areas and has overly loud areas of squeeking. Could potentially mean that the wood floor isn't properly fastened down to the subflooring.

Recommendation:
Fasten down wood flooring to subflooring. (Otherwise replacing gym floor will cost $50,000)

Type	Year	Cost	Priority
Repair	2006	$2,160	Medium

Updated: February 18 2005

C3020.07 Resilient Flooring*

1954 building- Classrooms, kitchen, staff room, staff washroom, science room and storage rooms.
1956 building- Classrooms.

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

Event: Replace flooring.

Concern:
1954 building- Original sheet flooring in classrooms; Old, stained and in some classrooms is worn down.

Recommendation:
Replace all sheet flooring with VCT and install new rubber base where needed. (Approx. 873.6m²)

Type	Year	Cost	Priority
Failure Replacement	2006	$34,560	Low

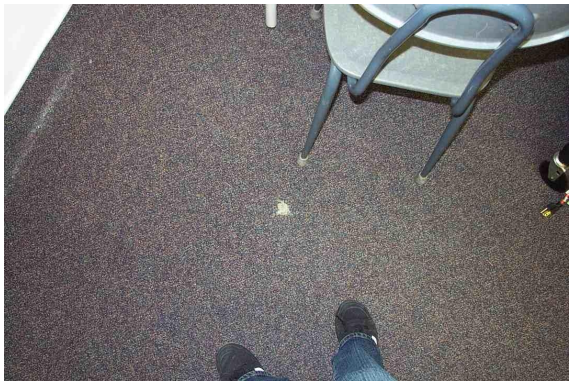
Updated: February 18 2005

C3020.08 Carpet Flooring*

1954 and 1956 building- Office area, councilors office, family services office, staff room, library and classrooms 28 & 34

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

Event: Install rubber feet to desks and chairs.



Concern:
Classrooms are the first places showing holes in new carpet due to metal feet on chairs and desks.

Recommendation:
Fix holes that have appeared in carpet. In all areas carpeted it is necessary to use chairs and desks that increase the longevity of the flooring. Existing chairs and desks can also have rubber pads or covers added to their metal feet.

Type	Year	Cost	Priority
Preventative Maintenance	2005	$1,080	Low

Updated: February 18 2005

C3020.11 Floor Painting

1954 building- Concrete floor in boiler room and in boys & girls corridors.

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

C3030.03 Plaster Ceiling Finishes*

1954 building- Classrooms and hallways

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

Event: Install drop ceiling

Concern:
Tiles stained, cracked and missing from ceilings.

Recommendation:
Install drop ceilings to all classrooms and hallways that have painted plaster 12x12 accoustical tile. (approx. 934m²)

Type	Year	Cost	Priority
Repair	2006	$37,800	Low

Updated: February 18 2005

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

1954 building- Classroom 25, 28 & 34, main office, staff room, gym and music room.
1956 building- All classrooms, library and office.

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

S4 MECHANICAL

D2010.01 Water Closets*

2000 - Floor mounted, flush valve, open front seats. Some flush tank toilets in staff washrooms.

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

D2010.02 Urinals*

1954 - Floor mounted urinals with automatic flush system.

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

Event: Replace urinals in main boys washroom.

Concern:
Urinals are stained and discolored.

Recommendation:
Replace 5 urinals with new wall hung units. Replace tile around urinals (Arch C3010.06)

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

Updated: February 18 2005

D2010.03 Lavatories*

2000 - Stainless steel lavatories with mixing tee in handicapped accessable washroom.

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

D2010.03 Lavatories*

1954 - Original vitreous china lavatories with separate hot and cold water taps.

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

Event: Replace lavatories.

Concern:
Individual hot taps on lavatories means scalding is possible. Parts for taps likely not available.

Recommendation:
Replace 12 lavatories with stainless steel lavatories with mixing tees in millwork.

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

Updated: February 18 2005

D2010.04 Sinks*

1980 - Stainless steel sinks in a few rooms, floor mounted plastic sink in janitor closet.

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

D2010.04 Sinks*

1954, 1956 - Steel enameled sinks in individual classrooms with mixing tees and drinking fountain bubbler.

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

Event: Replace sinks in classrooms.

Concern:
Sinks in classrooms are stained, parts for trim unavailable.

Recommendation:
Replace 11 sinks with stainless steel ones and install new trim.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$10,800	Low

Updated: February 18 2005

D2010.08 Drinking Fountains / Coolers*

1954 - Vitreous china drinking fountain.

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

Event: Replace drinking fountains.

Concern:
Drinking fountains stained and parts likely not available.

Recommendation:
Replace 4 drinking fountains with new fibreglass ones.

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

Updated: February 18 2005

D2020.01.01 Pipes and Tubes: Domestic Water*

1954,1956 - Copper piping.

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

D2020.01.02 Valves: Domestic Water

1954 - Gate valves on main water line into building.

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

D2020.01.03 Piping Specialties (Backflow Preventors)*

No backflow preventor on main water line. Backflow preventor on steam boiler makeup feed. Vacuum breakers on non-freeze hose bibbs outside building.

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

D2020.02.02 Plumbing Pumps: Domestic Water*

Recirculation pump on domestic hot water.

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

D2020.02.06 Domestic Water Heaters*

1954 - Mor-Flo domestic water heater with 41 kW input.

Rating	Installed	Design Life	Updated
2 - Poor	0	20	DEC-04

Event: Replace hot water heater.

Concern:
Hot water tank is energy inefficient.

Recommendation:
Replace hot water heater.

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

Updated: February 18 2005

D2020.03 Water Supply Insulation*: Domestic

1980 - Some of the water piping is insulated.

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

D2030.01 Waste and Vent Piping*

1954, 1956 - Cast iron hub and spigot. Some new abs where new water closets have been installed.

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

D2040.01 Rain Water Drainage Piping Systems*

1954, 1956 - Cast iron.

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

D2040.02.04 Roof Drains*

1954, 1956 - Gravel guards on roof drains.

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

D3010.02 Gas Supply Systems*

Gas distribution piping to boilers, domestic water heater, and portable furnaces.

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

D3020.01.01 Heating Boilers & Accessories: Steam*

1949 - Two Reliance Welding Works cast iron steam boilers. Converted from coal fired to natural gas fired. 53.61 m^2 heating surface.

Rating	Installed	Design Life	Updated
2 - Poor	0	35	DEC-04

Event: Upgrade to hot water boiler system.

Concern:
Existing steam boilers are inefficient. Components of the steam system are rusting and degraded.

Recommendation:
Upgrade steam system to hot water boiler system. Replace boilers, install new hot water coils for ventilations systems, install new fin radiation in classrooms and at entrances. Install new chimney and combustion air. This should be completed as part of a school modernization.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2007	$162,000	Low

Updated: February 18 2005

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

1954 - Metal chimney from boilers connects into ceramic chimney up to roof. (See Heating Boilers for action)

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

D3020.01.04 Water Treatment: Steam Boilers*

1954 - Condensate receiver with chemical pot feeder.

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

D3040.01.01 Air Handling Units: Air Distribution*

1954 - One central fan supplies air to all rooms from underground trench. Includes low efficiency filters and steam heating coil. Motorized fresh and return dampers.

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

Event: Upgrade school ventilation system.

Concern:
The air handling system provides insufficient ventilation for classrooms. Large amounts of dust accumulation in building due to poor filtering.

Recommendation:
Provide new central air handling unit for school complete with high efficiency filters, hot water heating coils, mixing sections. Provide new ducting and air diffusers for each room. Should be completed as part of a school modernization.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2007	$172,800	Medium

Updated: February 18 2005

D3040.01.04 Ducts: Air Distribution*

1954 - Galvanized ducts supply air to each classroom. (See Air Handling Units for event.)

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

D3040.01.07 Air Outlets & Inlets:Air Distribution*

1954, 1956 - Cone diffusers supply into rooms. Sidewall grills for return.

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

D3040.02 Steam Distribution Systems: Piping/Pumps*

1954 - Steam distribution piping steel. Steam traps upgraded over the years. (See steam boilers for event)

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

D3040.04.01 Fans*: Exhaust

1954 - Two downblast fans on roof of building, one for washroom exhaust, one for general exhaust.

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

D3040.04.03 Ducts*: Exhaust

Low velocity metal ducts.

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

D3040.04.05 Air Outlets and Inlets*: Exhaust

1954 - Eggcrate style grills for washroom exhaust.

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

D3050.05.03 Finned Tube Radiation*

1954, 1956 - Fin tube radiation in all classrooms and at entrances. (See steam boilers for event.)

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

D3060.02.02 Pneumatic Controls*

1980 - Pneumatic compressor for steam control valves and dampers in air handling unit.

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

Event: Upgrade control system.

Concern:
Based on major heating and ventilation system changes recommended, controls should be upgraded to work with the new equipment installed.

Recommendation:
Installed new control system, including front end BMCS.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$75,600	Low

Updated: February 18 2005

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Chemical fire extinguishers mounted on wall.

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

S5 ELECTRICAL

D5010.01 Main Electrical Transformers*

Underground service from transformer located on south side of property. Original installation

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

D5010.03 Main Electrical Switchboards (Main Distribution)*

Original Square D Main Distribution Panel c/w 16 spaces. Four spares are available. First service is 350 Amp, single phase, 120/240 volt. Second service is 50 Amp, three phase, 240 volt.

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

Event: Original Equipment. First service is 350 Amp, single phase, 120/240 volt. Second service is 50 Amp, three phase, 240 volt.

Concern:

Equipment has passed its expected life expectancy. Breakers may fail in case of an electrical fault. Spare parts are no longer available.

Recommendation:

Replace existing switchgear with new equipment. Consolidate the service in new 400 Amp 120/208 volt three phase service.

Type	Year	Cost	Priority
Lifecycle Replacement	2005	$48,600	High

Updated: February 18 2005

Event: Original Service of 350 Amp single phase and 50 Amp three phase.

Concern:

Current service size may not meet future electrical needs of the school. Switch gear equipment is recommended for upgrade due to age.

Recommendation:

Conduct load analysis of existing electrical and mechanical loads and potential furture loads to determine adequate service size.

Type	Year	Cost	Priority
Study	2005	$5,400	High

Updated: February 18 2005

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

1997 upgraded- Federal Pioneer Panels. Spare capacity available.

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

D5010.07 Motor Control Centers (Motor Control)*

Individual Motor controls.

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

D5010.07.02 Motor Starters and Accessories*

Individual motor starters manufactured by Square D and other models.

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

D5020.01 Electrical Branch Wiring*

Wiring is original, installed in conduit.

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

D5020.02 Interior Lighting

Wrap Around Surface and Recessed 2x4 fluorescent light fixtures c/w magnatic ballasts and T12 lamps. Acrylic lenses shield the lamps.

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

Event: Classrooms and Hallways use fluorescent light fixtures c/w T12 lamps and Acrylic lenses and magnatic ballasts.

Concern:

Existing light fixtures are at end of life. Acrylic lenses are yellowing in some areas. Existing light fixtures performance does not comply with IES recommendations for classrooms with VDT monitors.T12 technology c/w magnatic ballasts uses 75% more energy for a 2x4 light fixture c/w 4 lamps vs new 2x4 T5 light fixture c/w two lamps. Light levels in various areas are above new recommended light levels by IES for classroom environments.

Recommendation:

Upgrade lighting system in school with new light fixtures that utilize T5 lamps and electronic ballasts. Direct and indirect lighting should be utilized in classrooms with computers. Layout of the new lighting system shall be redesigned to comply with new layout of classrooms and computers. Payback will be within 5 year cycle.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2005	$246,240	Medium

Updated: February 18 2005

D5020.02.01 Lighting Accessories (Lighting Controls)*

Original Line voltage switching used in classrooms. Keyed switches are used in hallways and bathrooms. Individual dimming controls used in stage lighting.

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

Event: Line voltage toggle switches are used to turn lights off. Keyed switches are used in common areas.

Concern:

Lights are left on without occupants in the area. Electrical energy is wasted. No master sweep to turn lights on or off at end or start of working hours.

Recommendation:

Install new Low Voltage relay system c/w programmable time clock for the various areas of the school c/w motion sensors in classrooms and washrooms.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2005	$23,760	Low

Updated: February 18 2005

D5020.02.03 Emergency Lighting*

Wall mounted battery packs c/w remote heads located through the school. Exit signs, c/w LED lamps located at required exits.

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

D5020.03 Exterior Building Lighting

Original HID and Incandescent light fixtures located around the exterior of the school.

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

D5030.01 Detection and Alarm Fire Alarm*

1987 Installed- Simplex 2001 Fire Alarm Control Panel. Inspected on annual basis.

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

Event: 1987 installed- Fire Alarm Control panel Simplex 2001. Hard wired c/w 12 zones.

Concern:
Fire Alarm Control Panel has life span of 20 years. Approaching end of life cycle. Panel does not have capacity to handle new strobes.

Recommendation:
Replace control panel with new Fire alarm control panel.

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$27,000	Low

Updated: February 18 2005

Event: Current fire alarm Bells do not have Strobes for the visual annunciation of the fire alarm signal in all areas.

Concern:
Hearing impaired occupants may be exposed to risk by not having proper notification of presense of an fire alarm signal.

Recommendation:
Install new strobes with current location of all bells.

Type	Year	Cost	Priority
Code Upgrade	2005	$5,400	High

Updated: February 18 2005

D5030.02.02 Intrusion Detection*

Motion detectors are located in common areas and where windows are located. Magnum Alert Security System.

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

D5030.03 Clock and Program Systems*

Master Controller used for Bells only. Individual battery operated clocks are located in classrooms.

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

D5030.04.01 Telephone Systems*

Norsta Meridian telephone system c/w four outside lines and one fax line. Telephone c/w intercom feature.

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

D5030.04.02 Paging Systems*

2003 installed -New Paging, Music System by Bogen Muticom 2000.

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

D5030.04.05 Local Area Network Systems*

1998 installed - Cat5 data cabling, wired in conduit and free air and is located through out the school. Drops are in surface mounted conduit. Supernet is installed in school.

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

D5030.05 Public Address and Music Systems*

2003 installed - Paging system and music system is in working order. Manufactured by Bogen Muticom 2000.

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

D5030.06 Television Systems*

Cable TV is located in every classroom.

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

D5090.01 Uninterruptible Power Supply Systems*

Individual Stand alone UPS Backup APC 1000 installed in Server Room. Emergency Battery Packs installed through the school for emergency lighting.

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

1956 building

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

E1020.03 Theater and Stage Equipment*

Lighting, curtains and painted backgrounds.

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

E1090.02.03 Bins

East side of building are the city recycle and waste management bins.

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

E1090.03 Food Service Equipment*

Countertop warmers.

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

E1090.04 Residential Equipment*

1954 building- Staff kitchen has a deep freezer, fridge, water cooler, range, dishwasher, toaster and 5 microwaves.
1956 building- Kitchen has 1 range and fridge.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

1954 building- Gym- basket ball net, hockey equip, balls, nets and mats.

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

E2010.02.05 Educational Facility Casework*

1954 and 1956 building- Classrooms

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

Event: Replace all countertops and casework that support integral sinks.

Concern:
Vanities contain asbestos and supporting millwork for the sinks are old and worn.

Recommendation:
Replace all countertops and casework that support integral sinks. Co-ordinate with mechanical replacement of sinks D2010.04. Otherwise all other casework is old but well maintained. (11 sinks)

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

Updated: February 18 2005

E2010.02.07 Kitchen Casework*

1954 and 1956 buildings- Staff kitchen and school kitchen.

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

E2010.02.08 Laboratory Casework*

1954 building- Science room- Minor maintenance to laminate counter top required.

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

E2010.02.09 Library Casework*

1956 building- painted wood

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

E2010.03.01 Blinds*

1954 and 1956 building- Verticle blinds.

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

E2010.03.06 Curtains and Drapes*

1954 building- Classrooms 28 and 34

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

E2020 Moveable Furnishings*

1954 building- Audience seating under stage

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

E2020.05 Moveable Interior Landscaping

1954 and 1956 building- In hallway, stage, in front of office and hallways.

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

F1010.02.04 Portable and Mobile Buildings 211

1990 construction, signage designates as portable 211.

Arch: Wood framed construction on concrete pads. Envelope consists of metal cladding, 2 ply SBS roofing membrane and aluminum framed windows with wire mesh security grilles. Interior components include carpet and VCT flooring, metal frames & doors, acoustical drop ceilings with painted gypsumboard, painted millwork and chalkboards / whiteboards / tackboards.

Mech: Heating and ventilation provided by Palm-Aire furnace with 30.8 kW input and 23.4 kW output. Programmable digital thermostat for control. The furnace comes with an outside wall intake louvre for fresh air and supplies air along ductwork to grills in the millwork of the portable. The furnace cannot provide the required minimum fresh air required by ASHRAE 62.

Elec: Electrical service is fed from main building. T12 wrap around light fixtures c/w line voltage switching.

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

Event: Install furnace and fresh air system for portable 211.

Concern:
Furnace incapable of supplying sufficient fresh air for portable.

Recommendation:
Install new furnace and fresh air system.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2006	$12,960	Low

Updated: February 18 2005

F1010.02.04 Portable and Mobile Buildings 216

1990 construction, signage designates as portable 216.

Arch: Wood framed construction on concrete pads. Envelope consists of metal cladding, 2 ply SBS roofing membrane and aluminum framed windows with wire mesh security grilles. Interior components include carpet and VCT flooring, metal frames & doors, acoustical drop ceilings with painted gypsumboard, painted millwork and chalkboards / whiteboards / tackboards. Appears to be an after school centre.

Mech: Heating and ventilation provided by Palm-Aire furnace with 30.8 kW input and 23.4 kW output. Programmable digital thermostat for control. The furnace comes with an outside wall intake louvre for fresh air and supplies air along ductwork to grills in the millwork of the portable. The furnace cannot provide the required minimum fresh air required by ASHRAE 62.

Elec: Electrical service is fed from main building. T12 wrap around light fixtures c/w line voltage switching.

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

Event: Install furnace and fresh air system for portable 216.

Concern:
Furnace incapable of supplying sufficient fresh air for portable.

Recommendation:
Install new furnace and fresh air system.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2006	$12,960	Low

Updated: February 18 2005

F1010.02.04 Portable and Mobile Buildings 239

1991 construction, signage designates as portable 239.

Arch: Wood framed construction on concrete pads. Envelope consists of metal cladding, 2 ply SBS roofing membrane and aluminum framed windows with wire mesh security grilles. Interior components include carpet and VCT flooring, metal frames & doors, acoustical drop ceilings with painted gypsumboard, painted millwork and whiteboards / tackboards.

Mech: Heating and ventilation provided by Lennox furnace with 30.8 kW input and 23.4 kW output. Programmable digital thermostat for control. The furnace comes with an outside wall intake louvre for fresh air and supplies air along ductwork to grills in the millwork of the portable. The furnace has an economiser on the intake.

Elec: Electrical service is fed from main building. T12 wrap around light fixtures c/w line voltage switching.

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

Event: Replace verticle blinds and carpet.

Concern:
Carpet is stained and worn and the blinds are discolored and coming apart.

Recommendation:
Install new carpet and roll-down blinds.

Type	Year	Cost	Priority
Failure Replacement	2006	$9,180	Low

Updated: February 18 2005

F1010.02.04 Portable and Mobile Buildings 242

1991 construction, signage designates as portable 242.

Arch: Wood framed construction on concrete pads. Envelope consists of metal cladding, 2 ply SBS roofing membrane and aluminum framed windows with wire mesh security grilles. Interior components include carpet and VCT flooring, metal frames & doors, acoustical drop ceilings with painted gypsumboard, painted millwork and whiteboards / tackboards.

Mech: Heating and ventilation provided by Lennox furnace with 29.3 kW input and 23.4 kW output. Programmable digital thermostat for control. The furnace comes with an outside wall intake louvre for fresh air and supplies air along ductwork to grills in the millwork of the portable. The furnace has an economiser on the intake.

Elec: Electrical service is fed from main building. T12 wrap around light fixtures c/w line voltage switching.

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

Event: Add slip resistant material to exterior landing

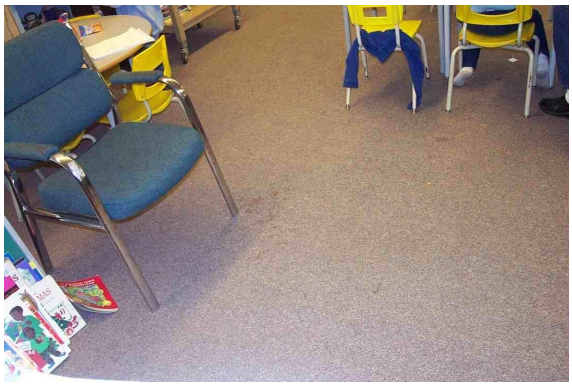
Concern:
Existing carpet is worn and has large holes in it and is causing a huge tripping hazard.

Recommendation:
Remove carpet on stair landing and replace with a slip material thin enough for door to pass.

Type	Year	Cost	Priority
Repair	2005	$108	Medium

Updated: February 18 2005

Event: Install new carpet and blinds



Concern:
Carpet is stained and worn and the blinds are discolored and coming apart.

Recommendation:
Install new carpet and roll-down blinds.

Type	Year	Cost	Priority
Failure Replacement	2006	$9,180	Low

Updated: February 18 2005

F2020.01 Asbestos*

1954 and 1956 buildings

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

Event: Investigate extent of asbestos materials.

Concern:

Materials in school are presumed to contain asbestos:
Hallways: painted wainscoting.
Gymnasium foyer: asbestos board
Classrooms: vanities.
Both buildings- asbestos ceiling tiles.

Recommendation:

Investigate asbestos containing materials from classrooms (replace vanities E2010.02.05 includes costing) and from gym foyer. Hallway area requires to be continually maintained and repaired if damage occurs to the painted surface.

Type	Year	Cost	Priority
Study	2005	$2,160	Medium

Updated: February 18 2005

F2020.09 Other Hazardous Materials*

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

Facility Details

Building Name: Prince Charles Elementary S
Address:
Location: Edmonton

Building Id: S3251
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:
5 year Facility Condition Index (FCI): 0%

General Summary:

Prince Charles is located on 127 street and 123 ave. The staff parking is located on the eastside of the school and other drop off areas are located in front of the school on 127street and on the north side. Field and play areas are large and have basketball hoops, baseball diamonds and soccor posts to play with. Winter conditions were present at time of evaluation so further inspection of grasses and tarmac area may be needed, no problems noted. Conflicts between onsite vehicle trafffic and children is apparent and a new staff parking lot should be constructed on the southside with appropriate fencing and control equipment. Otherwise site is in good condition.

Mechanical: The storm and sanitary sewers connect to municipal systems. Gas and water lines connect to utility mains. This is a fire hydrant near the school.

Electrical: Car receptacles are in good working order. Pad mounted transformer is in good condition. Exterior area lighting is adequately covered.

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)*

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2010.05 Roadway Curbs and Gutters*

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.02.01 Aggregate Parking Lots (Gravel)*

East side of 1954 building.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Relocate and pave parking lot.

Concern:

Currently staff parking is located on east side of school and has no separation between pedestrians and vehicles. Parking lot has 15 parking stalls allocated in a gravel lot with no guard rails or fencing. Visitor parking is on grass.

Recommendation:

Relocate parking lot to southside of building grade and pave. Size new parking lot for 28 regular stalls 2 handicaped ones.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$43,200	Low

Updated: February 18 2005

G2020.05 Parking Lot Curbs and Gutters*

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Install curbs and catch basin with construction of new parking lot.

Concern:

With new parking lot to be relocated to the southside of school appropriate curbs and catch basin should be installed.

Recommendation:

Install curbs and catch basin to new paved parking lot, allow for appropriate curb cuts and ramp for barrier free access. Included is mechanical catch basin and trenching ($10,000).

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$23,760	Low

Updated: February 18 2005

G2020.06.01 Traffic Barriers*

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Install duplex recepticles.

Concern:
Recepticles are needed for new parking lot for cars to plug in.

Recommendation:
Install electrical duplex recepticles c/w weatherproof covers and 2 dedicated circuits per recepticle:
15 duplex recepticles ($50 each)
30 new dedicated circuits ($2,000 -subject to wire lengths)
New 200 Amp, three phase 120/208 Volt panel, mounted in the parking lot c/w 42 spaces. ($1,500)
New 200 Amp breaker inside the main electrical distribution of the building ($500 plus feeder at $750 for a total of $1,250)
A new service from EPCOR with seperate metering (further analysis is required)

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$5,940	Low

Updated: February 18 2005

Event: Install posts and railings

Concern:
New parking lot will require barriers

Recommendation:
Install metal posts and railings to incorporate car plug in recepticles.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$27,000	Low

Updated: February 18 2005

Event: Install staff parking lighting.

Concern:
Security lighting for new staff parking.

Recommendation:
Install lighting for staff parking lot. Allow one pole mounted light fixture for each 8 cars. This would be 4 light posts at a cost of $5,000 for each. Power for these fixtures would be from the new parking panel.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$21,600	Low

Updated: February 18 2005

G2020.06.03 Parking Lot Signs*

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Install parking identification signs.

Concern:
With new parking lot to be relocated to the southside of school appropriate signage should be installed.

Recommendation:
Install parking identification signs to designate staff parking stalls, visitor stalls and barrier free parking. Replace existing warning sign with new metal one.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$1,080	Low

Updated: February 18 2005

G2020.06.04 Pavement Markings*

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Paint parking lot pavement markings.

Concern:
With new parking lot to be relocated to the southside of school appropriate painted markings should be installed.

Recommendation:
Install new parking lot lines and painted barrier free stalls.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$1,080	Low

Updated: February 18 2005

G2030.03 Pedestrian Unit Pavers*

Access to school from westside (front of school)

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2030.06 Exterior Steps and Ramps*

1954 building- eastside

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Install barrier free ramp.

Concern:
No barrier free access to east side of building.

Recommendation:
Install barrier free ramp, incorporate with new stair construction.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2006	$3,888	Medium

Updated: February 18 2005

Event: Replace cracked stairs.

Concern:
Concrete stairs are cracked.

Recommendation:
Replace exterior stairs on boys side. (4 m²)

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$5,400	Low

Updated: February 18 2005

G2030.06.05 Metal Handrails and Railings

East side and south side of school; required.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Install appropriate handrails and railings.

Concern:
1954 eastside and south side entrances require stair handrails.

Recommendation:
East side- Install two handrails on boys side of stairs and one handrail to girls entrance stairs. Coordinate with stair replacement. Install appropriate railings and curbs on new ramp construction as well.
South side- New exterior stairs and ramp require appropriate railings. Coordinate with south side entrance upgrade.

Type	Year	Cost	Priority
Code Upgrade	2006	$5,400	Medium

Updated: February 18 2005

G2040.02 Fences and Gates*

Wire fences surround field area.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Install fence

Concern:
No seperation between pedestrian traffic and vehicle traffic near east side playing field.

Recommendation:
Install fence along east side of back road, seperating playing field from parking lot area. (match to existing fence along street)

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$2,160	Low

Updated: February 18 2005

G2040.03 Athletic and Recreational Surfaces*

Winter conditions, no apparent problems.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.05.04 Bicycle Racks

East side of school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.06 Exterior Signs*

1954 building- Sign mounted on building indicating school and date built (original) and another wood sign visible to 127 st.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.08 Flagpoles*

1954 building- Metal flag pole mounted to roof.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.04 Lawns and Grasses*

Winter conditions, no apparent problems.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.05 Trees, Plants and Ground Covers*

Large trees and shrubs in front of school and surrounding field.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3010.02 Site Domestic Water Distribution*

150 mm water line connected to City main.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G3010.03 Site Fire Protection Water Distribution*

One fire hydrant across street from school.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G3020.01 Sanitary Sewage Collection*

Two separate sanitary sewer lines connected to two different city mains, one for each of the 1954 and 1956 buildings.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G3030.01 Storm Water Collection*

Storm sewer line connected to city main.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G3060.01 Gas Distribution*

Gas line runs out to utility gas mains buried in street.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G4010.02 Electrical Power Distribution Lines*

Pad monted transformer. Power lines main and secondary are barried underground. Not accessible.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.04 Car Plugs-ins*

Weatherproof, rail mounted duplex receptacles are allocated as one duplex receptacle per each two stalls. Total of 16 energized stalls.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4020.01 Area Lighting*

Parameter lighting is mounted to the side of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

S8 FUNCTIONAL ASSESSMENT

K1010 Site Location & Access

Building can be accessed on the west, north and south sides of the site. Staff parking and fire lane is located on the southside entrance from the street.

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

K2010.01 Building Entrance/ Reception (location)

Located beside the main school entrance doors; was modernized in 1994.

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

K2010.02 Major Corridors (Layout, Orientation)

Schools main hallway runs north to south with the schools main entrance in the middle on the west side.

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

K4010.01 Barrier Free Route: Parking to Entrance

Westside of building and south entrance is at grade at present time. See K4010.03 for modification of south entrance.

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

K4010.02 Barrier Free Entrances

1954 building

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

Event: Install power assist hardware to 2 exterior and interior doors.

Concern:

This school has no barrier free entrances with power assist doors.

Recommendation:

Front entrance (at grade) requires power assist hardware and west entrance that will soon have a barrier free ramp will require power assist hardware. (2 exterior doors and 2 interior vestibule doors) Require hardware on entrances so that they can open both exterior and interior entrance doors simultaneously. Install push button door openers on both sides (interior and exterior). ($850 each for electrical hook up included.)

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2006	$16,200	Medium

Updated: February 18 2005

K4010.03 Barrier Free Interior Circulation

1954 building

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

Event: Construct new ramp.

Concern:

Ramp on west side of school (main entrance) is not to code. Distance is too short between top landing and interior vestibule doors.

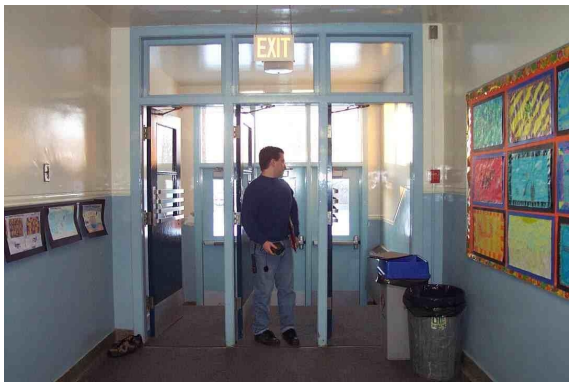
Recommendation:

Remove existing wood ramp and construct code compliant ramp on other side of same stairs (furthest from office doors; north side). It will be neccessary to remove a portion of the stairs to construct new ramp. Also possible to add a wheelchair lift instead of constructing ramp; install to north side of main stairs (away from office).

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2006	$12,960	Medium

Updated: February 18 2005

Event: Modify southside foyer.



Concern:

The southside entrance and foyer area is not able to allow for easy access to and from the building for barrier free individuals. Storefront frames are too narrow, no power assist door hardware and vestibule area is too small to install a code compliant ramp.

Recommendation:

Modify existing vestibule area to allow for barrier free traffic. Raise vestibule floor to the same height of the main building floor of school and install the new exterior storefront to the new height. (same as interior storefront). This will allow for barrier free travel within the interior vestibule to be void of ramps and lack of space. Replace interior and exterior storefronts to allow for 2 doors not 3 small doors (28" clear opening with 3) modify walls to allow for new storefronts. Install power assist doors on one exterior and one interior door (to open simultaneously) Install exterior stairs and ramp to now suit this newly renovated entrance.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2006	$64,800	Medium

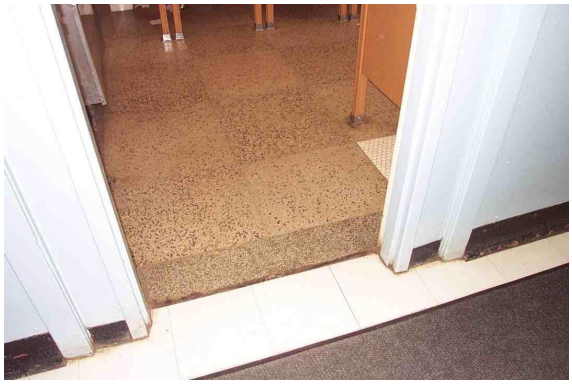
Updated: February 18 2005

K4010.04 Barrier Free Washrooms

1954 building- Boys and girls washrooms.

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

Event: Replace girls doors and install power assist door hardware.



Concern:

The girls washroom has double doors (in & out doors) that are too narrow for barrier free access.
The boys washroom has upgraded their doors from in and out doors to a single regular sized door but requires power assist hardware.

Recommendation:

Replace the girls washroom door to a single door large enough for barrier free access.
Install power assist hardware to both the boys and girls washroom doors. (1 for each washroom) (electrical service to doors is $850 each)

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2006	$16,200	Medium

Updated: February 18 2005