

RECAPP Facility Evaluation Report

Edmonton School District No. 7



R. J. Scott Elementary School

B3257A
Edmonton

Facility Details

Building Name: R. J. Scott Elementary School
Address: 11610 - 38 Street
Location: Edmonton

Building Id: B3257A
Gross Area (sq. m): 0.00
Replacement Cost: \$1,440,915
Construction Year: 0

Evaluation Details

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

Total Maintenance Events Next 5 years: \$623,760
5 year Facility Condition Index (FCI): 43.29%

General Summary:

R J Scott Elementary School is a one storey building with brick exterior and flat roof. The original building was built in 1958. The north-west addition, containing Gymnasium, Music and Computer Rooms, was built in 1974. The original building structure comprises of concrete strip foundation, wood frame walls and wood roof structure. The structure of the 1974 addition incorporates concrete strip foundation, concrete block and engineered brick walls and steel roof joists and steel deck.

Major upgrading in the past include complete roof replacement (1991), carpet replacement throughout (2001), new student desks and chairs (2000). An existing portable was replaced in 2002.

Building Area: Original building: 1,222.3 sq.m.
 1974 addition: 750.4 sq.m.
 Portable: 75.2 sq.m.

Total Area: 2,047.9 sq.m.

Capacity: 250

Current Enrolment: 101

Building structure is in good condition. Windows and exterior entrance doors should be replaced as part of envelope upgrade. On going problems related to water infiltration on exterior walls of the 1974 addition and efflorescence should be investigated. Metal cladding on Gymnasium walls has been damaged and should be replaced. Building interior is in acceptable condition and only minor upgrading required.

Average rating: 4 (Acceptable).

Structural Summary:**Envelope Summary:**

Provide air barrier to exterior side of leaking walls. Replace original wood doors and hardware. Replace original windows and hardware.

Interior Summary:

Paint walls. Replace washroom finishes. Provide 2 barrier free washrooms. Refinish and paint millwork.

Mechanical Summary:

The hot water boilers should be replaced and hot water heating added for the gym allowing the ventilation unit to shut down during unoccupied periods. An additional roof drain is required to prevent ponding and handicap fixtures are required for the boys and girls washrooms. The washroom lavatories in the 1958 building should be replaced. The twin gas fired furnaces serving the computer room and music should be replaced. Replace the gym unit humidifier, the 1958 janitors sinks and provide a new EMCS system.

Overall rating is 4.

Electrical Summary:

Upgrade lighting, motor starters, and fire alarm system. Overall Rating 3.

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

S1 STRUCTURAL

A1010 Standard Foundations*

(1958)(1974) Concrete strip footings and foundation walls. Perimeter weeping tile drains and sump pit. Crawl spaces under Boy's and Girl's Washrooms and under the main entrance foyer with separate accesses from Boiler Room. Some combustible materials have been stored in crawl spaces and should be removed as regular maintenance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

A1030 Slab on Grade*

(1958)(1974) Majority of floor is concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.01 Floor Structural Frame*(Building Frame)

(1958) Concrete floor slabs, above crawl spaces are supported by concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.02 Structural Interior Walls Supporting Floors*

(1958) Wood stud walls.

(1974) Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1010.03 Floor Decks, Slabs, and Toppings*

(1958) Structural concrete slabs above crawl spaces in Washrooms and the main entrance Foyer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.05 Mezzanine Construction*

(1974) Fan Room mezzanine, above Gymnasium Stage has structural concrete slab, supported by concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.09 Floor Construction Fireproofing*

(1958) Floor above crawl spaces are concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

B1010.10 Floor Construction Firestopping*

(1958)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

B1020.01 Roof Structural Frame*

(1958) Wood structure.

(1974) Steel joists and steel decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1020.04 Canopies*

(1958) Recessed canopy at secondary entrances - wood construction. Canopy at the main entrance - wood deck and joists on steel beam and columns. Continuous canopy above windows - wood construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1020.06 Roof Construction Fireproofing*

(1958)(1974)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

(1958) Hollow clay brick exterior skin.

(1974) Engineered brick (stack bond) exterior skin.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	DEC-04

Event: Investigate causes in to water infiltration and efflorescence on exterior brick skin.

Concern:

Efflorescence in engineered brick exterior skins of Gymnasium and Computer Room exterior walls have been developing for a number of years. Water appears to be entering the exterior wall system. Computer Room was flooded six years ago. A coat of silicone spray was applied to the walls five years ago and, together with the installation of new parapet flashing in 1991, efflorescence on Computer Room walls has reduced considerably. Gymnasium wall surfaces were also sprayed with silicone coating, however, efflorescence continues to develop and the surfaces require washing two to three times a year. Metal cladding above brick skin are in poor condition and may be allowing water to enter the wall assembly.

Recommendation:

A building envelope consultant should investigate water infiltration and efflorescence on exterior walls of 1974 addition and make recommendations regarding remedial measures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2007	\$5,000	Medium

Updated: August 17 2005

B2010.01.06.03 Metal Siding*

(1974) Vinyl coated metal siding panels in south and east walls, above roof, of Gymnasium area.

(1991) Prefinished metal fascia in 1958 building, installed during re-roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

B2010.01.06.03 Metal Siding*

(1974) The top 3.6 m of exterior Gymnasium walls are covered with prefinished metal vertical panel siding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	40	DEC-04

Event: Replace metal siding on Gymnasium walls.**Concern:**

Vertical metal siding in upper portions of the north and east Gymnasium walls is of thin gauge and in poor condition. Defects include missing and bent metal panels, mostly due to vandalism. Large sections of painted plywood have been installed to cover missing panels and to secure loose panels. Hazard warnings have been issued related to falling metal panel sections and the panels are being riveted to hold them together temporarily. Water may be entering the cavity wall system from the damaged / missing areas of metal panels and contributing to efflorescence on brick surfaces.

Recommendation:

Replace metal siding in upper portions of Gymnasium walls with brick or other durable siding material, complete with air barrier, rigid insulation and new flashing designed to shed water away from the cavity wall system. Actual design and detailing should be based on the study, recommended in B2010.01.02.01 Brick Masonry: Ext. Wall Skin.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$80,000	High

Updated: August 17 2005

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

(1974) Portions of exterior masonry skin, above exterior doors, are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	DEC-04

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

(1958) Single wythe concrete block walls in Boiler Room.

(1974) Combination of engineered bricks and concrete block walls in Gymnasium and engineered bricks in other areas of the 1974 addition. Problems of wet walls and efflorescence noted in B2010.01.02.01 and B2010.01.06.03 above.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

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

(1958) Wood stud back up exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

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

(1958) Batt insulation in wood stud walls, exterior wood sheathing and building paper. Loose fill insulation in block walls of Boiler Room.

(1974) Loose fill insulation only; no air / vapour barrier. Design of the exterior wall assembly is inadequate by current standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

B2010.06 Exterior Louvers, Grilles, and Screens*

(1958)(1974) Aluminum louvres and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

B2010.09 Exterior Soffits*

(1958) Painted wood boards in soffits of entrances. Continuous plywood soffit, painted, above exterior windows.

(1974) Painted plaster soffits in recessed entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

B2020.01.01.02 Aluminum Windows (Glass & Frame)*

(1974) Anodized aluminum windows with sealed double glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	DEC-04

B2020.01.01.02 Aluminum Windows*

(1958) Old aluminum window sections with field glazing and wood spacers. Windows are set in wood frames, complete with hopper sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	DEC-04

Event: Replace windows in original building.**Concern:**

Existing windows in original building are of old design and are not energy efficient. Condensation inside field glazing causing wood sections between the glass panes to deteriorate. Hopper sections do not operate properly.

Recommendation:

Replace windows in 1958 building with aluminum frame, sealed double glazing units, complete with one awning section per unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$180,000	Medium

Updated: August 17 2005

B2030.01 Exterior Entrance Doors

(1958) All entrance doors of the original building are single leaf solid core wood, fully glazed doors on wood frame with intermediate mullions, transom and sidelites. North entrance doors have new panic sets and closers.

(1974) West entrance door: hollow metal double door on steel frame. The doors and frames are of thin gauge material and not insulated but no problems noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace entrance doors and frames in original building.

Concern:

Wood doors and frames have already exceeded service life. Doors appear dated and some doors have warped. Wood thresholds have deteriorated and doors lack adequate weather stripping. Mostly original hardware, which is hard to replace or repair.

Recommendation:

Replace all exterior entrance doors and frames in original building with new insulated steel doors and frames, complete with new hardware, including automatic openers at the main (east) entrance and south entrance doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$37,000	Medium

Updated: August 17 2005

B2030.02 Exterior Utility Doors*

(1958) Boiler Room exit door is hollow metal on wood frame, complete with original brass hardware and wood threshold.

(1974) Gymnasium exit doors - hollow metal double doors on steel frame, complete with panics, closers and weather stripping. Exterior roof access door in Penthouse Mechanical Room - single leaf hollow metal door on steel frame. All doors are of thin gauge material and not insulated but no problems noted. Doors are not rated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace Boiler Room exterior door and frame.

Concern:

Existing hollow metal door is of thin gauge material and not rated. Bottom of wood frame and wood threshold have deteriorated. Inadequate weather stripping. Original hardware hard to replace / repair.

Recommendation:

Replace Boiler Room exit door and frame with new insulated hollow metal door and steel frame, complete with new weather stripping and hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,800	Low

Updated: August 17 2005

B3010.01 Deck Vapor Retarder and Insulation*

(1991) New deck vapour retarder and rigid insulation, tapered to internal roof drains, were installed during re-roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

(1991) 2-ply SBS roofing throughout. Ponding and icy surfaces noted in the area, in front of the roof access door. Hazard warning has been issued and pipe railing installed at the edge of the roof in this area. Additional roof drains have been recommended - see Mechanical evaluation. Air pockets noted in one or two locations of the original building but no roof leaks have been reported. SBS flashing at roof access door should be repaired as regular maintenance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

B3010.08.02 Metal Gutters and Downspouts*

(1958) Aluminum downspout at the main entrance canopy has been cut off approximately 300 mm from the roof to avoid ice build up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

B3010.09 Roof Specialties and Accessories*

(1974) Painted steel ladder to access the higher Gymnasium roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

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

(1958) Majority of walls are load bearing and non-load bearing wood stud walls. Walls in Boiler Room are standard concrete block.

(1974) Concrete block walls (stack bond). Wall between Music Room and Gymnasium - engineered brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	DEC-04

C1010.07 Interior Partition Firestopping*

(1958)(1974)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1020.01 Interior Swinging Doors*

(1958) Majority of doors are single leaf, solid core wood doors with vision panels on wood frames, painted with sidelites. Some sidelites have been covered with boards.

(1974) Majority of doors are single leaf, solid core wood doors on steel frames, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C1020.02 Interior Entrance Doors*

(1958) Solid core wood, fully glazed double leaf doors on wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Replace interior entrance doors in original building.

Concern:

Existing wood doors and frames are old and dated. Hardware is original.

Recommendation:

Replace interior entrance doors in 1958 building with hollow metal double doors and steel frames, complete with new hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$17,500	Low

Updated: August 17 2005

C1020.03 Interior Fire Doors*

(1958) Boiler Room door is hollow metal on wood frame. Janitor and Storage Room doors are solid core wood on wood frames.

(1974) Mechanical Room and Fan Room doors are hollow metal, single leaf doors on steel frames. Gymnasium Storage door is double leaf hollow metal on steel frame. Hallway door, at 1958 / 1974 building separation is double leaf solid core wood doors, with glazing in upper half, on steel frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Replace metal fire doors and west hallway doors.**Concern:**

Hollow metal doors in Boiler and Mechanical rooms are made of thin gauge metal and not fire rated. Hallway double leaf wood doors and frame, separating the 1958 and 1974 buildings are also not rated.

Recommendation:

Replace Boiler Room, Mechanical Room and west hallway doors and frames with new rated hollow metal doors and steel frames, complete new hardware to provide proper fire separation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$9,500	Medium

Updated: August 17 2005

C1020.04 Interior Sliding and Folding Doors*

(1990) Metal bi-fold closet doors in Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C1020.07 Other Interior Doors*

(1958) 1200 x 1200 mm hollow metal crawl space access doors on steel frames in Boiler Room. Doors and frames are not ULC labeled and doors are secured with hasps and latch sets. One broken latch set should be replaced as regular maintenance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.01 Visual Display Boards*

(1958)(1974)(1990) Tack boards in all classrooms. Staff Room, Computer and Music rooms and hallways. White boards in all classrooms, Computer Room and Staff Room. Green and black boards in all classrooms of 1958 building and Music Room. Map rails in classrooms, Computer Room and hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.02 Fabricated Compartments(Toilets>Showers)*

(1974) Prefabricated metal toilet partitions, painted, in Boys' and Girls' Washrooms in 1958 building. One stall was expanded in Girls' Washroom to accommodate the handicapped. partitions appear dated but in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.08 Interior Identifying Devices*

(1974)(1990) Combination of painted and lamicoid signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.10 Lockers*

(1974) Two tier metal lockers in the hallway of 1958 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C1030.12 Storage Shelving*

(1990) Wood and metal storage shelving in General Storage, Music Room, Copier and Janitor Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.14 Toilet, Bath, and Laundry Accessories*

(1974)(1980) Tissue paper holders, paper napkin dispensers, soap dispensers, waste baskets in Boys' and Girls' Washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C2010 Stair Construction*

(1958) Two concrete stairs (5 risers) in Boiler Room.

(1974) Wooden steps to the Stage in Gymnasium. Steel stair, complete with steel channel stringers and steel grating treads, to Fan Room Penthouse above Gymnasium Stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

C2020.05 Resilient Stair Finishes*

(1974) VAT treads and risers in wooden steps to the Stage in Gymnasium. Tiles contain small amount of asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C2020.08 Stair Railings and Balustrades*

(1958) Painted pipe handrails in Boiler Room.

(1974) Wall mounted stained wood handrails in steps to the Stage in Gymnasium. Painted pipe handrails and balustrades in steel stair to Fan Room Penthouse, above Gymnasium Stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C2020.10 Stair Painting

(1974) Steel ladder to Penthouse, painted.

(1990) Concrete stairs to Boiler Room, painted. Treads have metal non-slip nosing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

C3010.02 Wall Paneling*

(1958) A variety of boards and sheets mounted on the walls over the years in the classrooms of the original building, including transite panels, corrugated boards and tentest boards. Transite panels may contain asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: **Remove tentest boards in classrooms of the original building.**

Concern:

Tentest boards in classrooms are a fire hazard.

Recommendation:

Remove tentest boards in classrooms and repair and refinish wall surfaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$7,000	High

Updated: August 17 2005

C3010.03 Plaster Wall Finishes*

(1958) All wood partitions in the original building have painted plaster wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C3010.04 Gypsum Board Wall Finishes*

(1984) Gypsum board on wood stud walls in small areas of Administration unit in the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C3010.06 Tile Wall Finishes*

(1954) Ceramic tiles around urinals in Boys' Washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C3010.09 Acoustical Wall Treatment*

(1974) Carpet on the back wall of Music Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C3010.11 Interior Wall Painting*

(1990) Majority of wall surfaces are painted. Boiler Room concrete block wall surfaces are dirty and should be cleaned as regular maintenance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	5	DEC-04

C3010.13 Wall Trim and Decoration

(1974) A large mural on Gymnasium wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C3010.14 Other Wall Finishes*

(1974) Exposed engineered brick wall surfaces in Gymnasium, Computer and Music Rooms. Isolated surfaces showing efflorescence.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C3020.01 Concrete Floor Finishes*

(1974) Painted concrete floors and house keeping pads in Mechanical Room and hardener in Penthouse Fan Room floor.
(1990) Concrete floor in Boiler Room was repainted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	DEC-04

C3020.02 Tile Floor Finishes*

(1958) Original quarry tile flooring in Girls', Boys' and Staff Washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C3020.04 Wood Flooring*

(1974) Maple flooring in Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

C3020.07 Resilient Flooring*

(1958) Original VAT in classrooms contain asbestos. See also C3020.08 below. VAT in Janitor and Storage rooms and vestibules.

(1974) VAT in Computer Room, Stage, Gymnasium Storage, west hallway, General Storage and Resource Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C3020.07.02 Resilient Sheet Flooring

(2000) New linoleum flooring in north-south hallway and in front of sink cabinets in classrooms of the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

C3020.08 Carpet Flooring*

(2000) New carpet installed over existing vinyl tiles in all classrooms of the original building. Vinyl tiles contain asbestos. New carpet in Music Room.

(2001) New carpet in Administration area, Staff Room and Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	DEC-04

C3030.03 Plaster Ceiling Finishes*

(1958) Painted plaster ceilings in all Washrooms, Boiler Room and Janitor Rooms of the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Provide fire rated gypsum board ceiling in Boiler Room.

Concern:

The Boiler Room roof structure is made of wood. Existing plaster ceiling under plywood deck is in poor condition.

Recommendation:

Provide fire rated gypsum board ceiling on metal suspension system in Boiler Room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2010	\$2,000	Low

Updated: August 17 2005

C3030.06 Acoustic Ceiling Treatment (Perforated Tiles)*

(1958) 300 x 300 mm cellulose fibre perforated ceiling tiles on wood strapping under wood deck in classrooms, Library, Administration area and Staff Room. Some tiles show water stain marks from previous roof leaks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	DEC-04

Event: Install suspended acoustic tile ceilings under perforated tile ceiling.

Concern:

Perforated tile ceilings are loose, stained (from previous roof leaks) and generally appear dated. New mechanical services and new lighting fixtures have been proposed. Services can not be accommodated inside perforated tile ceilings. Most other areas have suspended acoustic tile ceilings.

Recommendation:

Install suspended acoustic tile ceiling under suspended tile ceilings in classrooms, Library, Administration area and Staff Room. Work to be co-coordinated with new mechanical and electrical component installations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$16,500	Low

Updated: August 17 2005

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

(1974) Approximately 80% of spaces of the addition have suspended acoustic tile ceilings.
(2000) Suspended acoustic tile ceilings in hallway, vestibules and Staff Washrooms in the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

C3030.09 Other Ceiling Finishes*

(1974) Exposed steel deck and steel roof joists, painted in Gymnasium.

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

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

(1958) Floor mounted with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: **Add handicap water closets in girls and boys washrooms.****Concern:**

Handicap washroom stalls have regular water closets.

Recommendation:

Replace the existing water closets with handicap water closets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$3,240	Low

*Updated: March 4 2005***D2010.02 Urinals***

(1958) Floor, recessed with flush tanks. Tank flush is controlled by a timer and motion sensor (Water Wolf installed in 2001).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.03 Lavatories*

(1958) Wall hung vitrus china with self closing faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: **Replace washroom lavatories.****Concern:**

Lavatories and faucets are at the end of their service life. Faucets are self closing with parts becoming difficult to obtain.

Recommendation:

Replace lavatories and faucets. One of the lavatories in each the boys and girls washrooms should be replaced with handicap fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$9,720	Low

*Updated: March 4 2005***D2010.04 Sinks***

(1958)(1974) Some classroom sinks and staff sinkd are stainless steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.08 Drinking Fountains / Coolers*

(1958)(1974) Small vitrous china drinking fountains without coolers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.09 Other Plumbing Fixtures (1958)*

(1958) Floor mounted janitors sinks in utility rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace janitor's sinks.**Concern:**

The floor mounted janitors sinks are worn, difficult to use and do not have pail hooks.

Recommendation:

Replace janitors sinks with mop sinks c/w pail hooks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$2,160	Low

Updated: March 4 2005

D2010.09 Other Plumbing Fixtures(1974)*

Standard mop sinks in utility rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D2020.01.01 Pipes and Tubes: Domestic Water*

(1958)(1974) Copper piping with soldered joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

D2020.01.02 Valves: Domestic Water

(1958)(1973) Standard rising stem gate valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D2020.01.03 Piping Specialties (Backflow Preventors)*

(1958)(1974) Backflow preventor on boiler water makeup and also on water supply to fire hose cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D2020.02.02 Plumbing Pumps: Domestic Water*

(1958) In line domestic hot water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

D2020.02.06 Domestic Water Heaters*

(1958)(1974) Domestic water heater was replaced in 2002. State heater with 13.8 kW input and 189 L storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	DEC-04

D2020.03 Water Supply Insulation*: Domestic

(1958)(1974) Domestic hot water and cold water is insulated and canvas covered. Insulation may contain asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D2030.01 Waste and Vent Piping*

(1958)(1974) Cast iron, some copper used for vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D2040.01 Rain Water Drainage Piping Systems*

(1958)(1974) Cast iron roof drainage piping run inside the building and taken to storm sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D2040.02.04 Roof Drains*

(1958)(1974) Standard dome roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	DEC-04

Event: Add roof drain.**Concern:**

Water ponding occurs on the lower roof.

Recommendation:

Add an additional roof drain to prevent roof ponding.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$8,640	Low

Updated: March 4 2005

D3010.02 Gas Supply Systems*

(1958)(1974) Gas supply to both boilers and the domestic water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D3020.02.01 Heating Boilers and Accessories: H.W.*

Two hot water heating boilers in separate mechanical rooms but with a valved interconnection for backup.
 (1958) Weil McLain model J-13, 439.9 kW input.
 (1974) Raypack model 587WT, 172.1 kW input.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace heating boilers.**Concern:**

Both heating boilers are nearing the end of their service life. Although the existing boilers are interconnected for backup purposes, they are designed to operate independently therefore under low loads both boilers are required to operate.

Recommendation:

Provide new boilers, pumps and boiler room piping. Design the new heating boilers to operate as one central heating plant.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$86,400	Low

Updated: March 4 2005

D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler*

(1958) Boiler flue and water heater flue are interconnected and go directly through the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3020.02.03 Water Treatment: H. W. Boiler*

(1958)(1974) Chemical pot feeders at each boiler. Batch water treatment is applied.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3020.03.01 Furnaces (1958)*

3 gas fired furnaces.

(1958) Twin Flamemaster model SSEM170-HB, 44.8 kW input, located in the mechanical room and serve computer room, music room, art storage and learning lounge. Unit has a return air fan with mixed air section that discharges exhaust air into the mechanical room.

(1974) Indoor Engineered Air, model S-350-IV, 92.4 kW input with return fan and mixed air section. Unit supplies the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: Replace ventilation unit.**Concern:**

Ventilation unit is at the end of its service life. Flamemaster no longer manufacture furnaces, therefore replacement parts would be difficult to obtain.

Recommendation:

Replace ventilation unit including return air fan and controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$12,960	Low

Updated: March 4 2005

D3020.03.01 Furnaces (1974)*

(1974) Indoor Engineered Air, model S-350-IV, 92.4 kW input with return fan and mixed air section. Unit supplies the gym.

(1974) Rooftop Engineered Air, model D-300-OV, 158.4 kW input with return air and mixed air section. Unit supplies all the classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D3020.03.02 Chimneys (&Comb. Air): Furnace*

(1958)(1974) Indoor furnace vent directly to roof

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3040.01.03 Air Cleaning Devices:Air Distribution*

(1958)(1974) Low efficiency filters at the gas fired ventilation units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3040.01.04 Ducts: Air Distribution*

(1958)(1974) Galvanized ductwork distributes air to all areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D3040.01.07 Air Outlets & Inlets:Air Distribution*

(1958)(1974) Standard supply and return grilles and registers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D3040.03.01 Hot Water Distribution Systems*

(1958) (1974) Iron heating piping to perimeter finned tube elements throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

D3040.04.01 Fans*: Exhaust

(1958) (1974) Dome roof exhausters for washrooms and utility room exhausts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D3040.04.03 Ducts*: Exhaust

(1958)(1974) Galvanized exhaust ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3040.04.05 Air Outlets and Inlets*: Exhaust

(1958)(1974) Standard exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

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

(1958)(1974) Packaged window air conditioning unit in principals office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3050.03 Humidifiers*

(1974) Humidifier at gym ventilation unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: **Replace humidifier.****Concern:**

The pan type humidifier is not operational.

Recommendation:

Replace humidifier with package steam humidifier.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$8,640	Low

Updated: March 4 2005

D3050.05.01 Convectors*

(1958)(1974) Hot water heating convertors in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: **Provide hot water convectors in gymnasium.****Concern:**

Presently the gym is heated by a gas fired ventilation unit which is required to operate continuously during the winter.

Recommendation:

Provide high side wall convectors for heating the gym, allowing the ventilation unit to be shut down during unoccupied periods.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$12,960	Low

*Updated: March 4 2005***D3050.05.02 Fan Coil Units***

(1958)(1974) Hot water fan coil units located at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3050.05.03 Finned Tube Radiation*

(1958)(1974) Hot water finned tube radiation used in classrooms and generally throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3050.05.06 Unit Heaters*

(1958) Hot water unit heater in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3060.02.03 Pneumatic and Electric Controls*

(1958)(1974) Room thermostats and some system controls are pneumatic. Electric controls at packaged equipment. Single control air compressor and refrigeration dryer were replaced in 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

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

(1958)(1974) No EMCS controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: **Install EMCS controls.****Concern:**

The existing pneumatic and electric controls are obsolete and do not control space temperatures and system setpoints accurately. Also the present controls do not optimize building energy utilization.

Recommendation:

Provide EMCS controls to replace the existing pneumatic and electric controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$64,800	Low

*Updated: March 4 2005***D4020 Standpipes***

(1958)(1974) Several fire hose cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D4030.01 Fire Extinguisher, Cabinets and Accessories*

(1958)(1974) Fire extinguishers at several locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

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

(1973) Utility pole mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

D5010.03 Main Electrical Switchboards (Main Distribution)*

(1973) FPE 400AT / 600AF 120/240 1 Phase MDP.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

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

(1974) (1958) FPE/amalgamated panelboards with adequate spare capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5010.07.02 Motor Starters and Accessories*

(1958) (1974) Original loose starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: **Replace all starters.****Concern:**

Complaints of not working properly.

Recommendation:

Install new starters to replace old.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$8,640	High

*Updated: March 4 2005***D5020.01 Electrical Branch Wiring***

(1958) (1974) (1991) Wiring concealed in metallic and flexible conduits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D5020.02.02.01 Interior Incandescent Fixtures*

(1974) Crawl space lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: **Provide additional lighting in crawl space.****Concern:**

Poor lighting in crawl space.

Recommendation:

Additional lighting installed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$3,240	Medium

*Updated: March 4 2005***D5020.02.02.02 Interior Florescent Fixtures***

(1974) T12 lamps and magnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: **Replace entire lighting system.****Concern:**

Low lighting levels, possible PCB's.

Recommendation:

Install a new lighting system throughout containing T8/T5 lamps, electronic ballasts, PL Lamps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$32,400	Medium

*Updated: March 4 2005***D5020.02.03 Emergency Lighting***

(1974) (1987) Integral battery packs complete with remote lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5020.03.01.01 Exterior Incandescent Fixtures*

(1974) Wall mounted incandescent fixtures controlled by photocells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

(1987) HID fixtures located on exterior walls controlled by Photocells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5020.03.02 Lighting Accessories (Lighting Controls)*

(1987) Exterior controlled by photocells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5020.03.03 Emergency Lighting*

(2001) Exit lights upgraded to LED style. No battery back-up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5030.01 Detection and Alarm Fire Alarm*

(1987) Edwards 6616 Fire Alarm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: **Replace Fire Alarm system.****Concern:**

Fire Alarm is nearing it's end of life cycle replacement parts, no visual signals.

Recommendation:

Install new Fire Alarm system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$59,400	Medium

*Updated: March 4 2005***D5030.02.01 Door Answering***

(2000) Front door bell rings throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.02.02 Intrusion Detection*

(2000) Magnum Alert Security System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5030.03 Clock and Program Systems*

(1974) (2000) No Master Clock System. Clocks are both 120V and battery powered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.04.01 Telephone Systems*

(2000) Nortel Norstar system integrated with Bogen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5030.04.02 Paging Systems*

(2000) Bogen 2000 integrated with phone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5030.04.03 Call Systems*

(2000) Bogen 2000 System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

D5030.04.04 Data Systems*

(2000) CAT 5 cabling system throughout school and portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D5030.04.05 Local Area Network Systems*

(2000) HUB located in general office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D5030.05 Public Address and Music Systems*

(2000) Bogen 2000 system. Unknown Amp on stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D5030.06 Television Systems*

(2000) Co-ax cabling run into building and portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D5090.01 Uninterruptible Power Supply Systems*

(2000) APC 650VA UPS for phone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02 Library Equipment***

(1980) Photocopier machine and computer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E1020.03 Theater and Stage Equipment*

(1974) Stage curtain (manual operation), lighting and sound system and props in Gymnasium Stage. Portable equipment in Music Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E1020.05 Audiovisual Equipment

(1974)(1990) Amplifiers, speakers and projection screen in Gymnasium / Stage area. Projection screens, overhead projectors, TV on mobile carts and speakers in all classrooms, Computer Room and Library. TV and speakers in Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E1090.02 Solid Waste Handling Equipment*

(1980) Commercial garbage bins are located outside - north-east corner.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E1090.04 Residential Equipment*

(1990) Fridge, microwave, stove, water cooler and coffee machine in Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1974) Two mobile basket ball hoops, floor mats and gymnastic equipment, volley ball and badminton equipment in Gymnasium. New playground equipment was installed in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.05 Educational Facility Casework*

(1958) Mixture of old and new painted cabinets, countertops with sinks and painted cupboards with open shelving in classrooms and Computer Room. Painted plywood book shelves and coat hooks in classrooms. Modular copy / work counter (plastic laminate) and painted perimeter counter (pl. lam.) with open shelves in Staff room Sink cabinet in Resource Room. Perimeter counter (plastic laminate) with stools and sink cabinet in Computer Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.07 Kitchen Casework*

(2000) Sink countertop (plastic laminate), painted cabinets and cupboard in Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.09 Library Casework*

(1980)(2000) Modular Librarian's desk with plastic laminate counter and work top. Painted book shelves and display racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.99 Other Casework*

(1958)(1974) Coat hooks in west hallway. Painted wood bases in original building hallway. Metal boot racks in entrance vestibules of the original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Provide vanities in Boys' and Girls' Washrooms.**Concern:**

Wall mounted lavatories are old and are to be replaced. New stainless steel sinks have been proposed.

Recommendation:

Install new vanities, plastic laminate finish. One sink unit to be barrier free. Work to be co-coordinated with new sink installations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$4,500	Low

Updated: August 17 2005

E2010.03 Window Treatments

(2000) Combination of new drapes, vertical louvres and roller shades installed throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

E2020 Moveable Furnishings*

(2000) New student desks (plastic laminated tops) and fibreglass chairs provided in classrooms. Modular workstations in Administration area. Modular desk in Principal's Office. New tables and chairs in Library. Computer tables (plastic laminate) in Computer Room. Painted wooden benches in Gymnasium and entrance areas. Sofas in Library and Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

F1010.02.04 Portable No.1 (1990 - Installed 2000)

Year built: 1990; Year installed: 2000; Area: 75.20 sq.m.

Architectural / Structural :

Wood frame construction bearing on wood sleepers. Envelope includes exterior metal siding on 38 x 150 mm wood stud walls with batt insulation, plywood skirting (painted), built-up roofing on wood joists and glu lam roof structure. Aluminum frame windows with bottom openable sections. Interior components include linoleum flooring, painted gypsum board walls, suspended acoustic tile ceiling, hollow metal door on steel frame. Cabinets with open shelving and plastic laminate counter top; vinyl fabric louvre, white board, chalk boards, tack boards.

Average rating: 4 (Acceptable)

Mechanical:

Palm Aire gas fired furnace, model PBS 105D with 30.8 kW input provides heating and fixed minimum ventilation.

Average rating: 4 (Acceptable).

Electrical:

The electrical feed is from a 120/208volt, 70amp breaker located in the MDP in the Boiler/Electrical Room to a 36cct 120/208volt panel located in the portable. There are sufficient spare/spaces to accommodate any future expansion, as well as appropriate number of receptacles. Along with the feed, there is data/telephone/co-ax cable/security, all via overhead lines. Lighting levels are adequate, utilizing T12 lamps and magnetic ballasts.

Average rating: 4 (Acceptable).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F1010.02.05 Grandstands and Bleachers*

(1974) Stepped up wood floor for tiered seating and ramp in Music Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

F2020.01 Asbestos*

Hazardous Materials Survey report dated October 1, 2003 by Golder Associates Ltd. identified asbestos in vinyl floor tiles (chrysotile ranging from 1.3% to 15%), 600 x 1200 mm acoustic ceiling tiles in vestibule and corridor of the original building (2.5% amosite) and in various mechanical insulation, elbow mud and canvas ducting/parging (20 - 40% chrysotile). Asbestos transite panels in classrooms may also contain asbestos. Floor tiles are mostly covered with new carpet. Exposed floor areas are in acceptable condition. Ceiling tiles and mechanical components are also in acceptable condition. Most asbestos found to be in fair or good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F2020.02 PCBs*

(1958) Ballasts in fluorescent fixtures in the original building likely contain asbestos. These fixtures have been recommended to be replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F2020.03 Mercury*

Not known or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F2020.04 Mould*

Not known or reported.

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

Facility Details**Building Name:** R. J. Scott Elementary School**Address:****Location:** Edmonton**Building Id:** S3257**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:** **\$126,000****5 year Facility Condition Index (FCI):** **0%****General Summary:**

The R J Scott school site is bound by 35 Street on the east, 40th Street on the west, 116th Avenue to the south and a gravel lane to the north. Main entrance, bus and parent drop off and parking lots are located on the east side, accessed from 35th Street. The site has new playground structures, a new paved basket ball court, soccer fields and baseball diamonds. All play surfaces are in good condition. Parking lots are paved and in good condition. Surface drainage around south and west sides of the school building is inadequate and needs to be rebuilt to avoid flooding of adjacent areas. Overall rating is 'Acceptable' (4).

Mechanical:

Mechanical services include gas, water, sanitary sewer and storm sewer for roof drains. There are no catch basins on site.

Overall rating is 'Acceptable' (4).

Electrical Summary:

Underground Utility services to the building and overhead to portable. Site lighting and car plug-ins are adequate.

Overall rating is 'Acceptable' (4).

Structural Summary:**Envelope Summary:****Interior Summary:****Mechanical Summary:****Electrical Summary:****Rating Guide**

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

S7 SITE**G1030 Site Earthwork (Site Drainage)**

(2004) A shallow swale was built from the south side of Gymnasium, winding to the west of Gymnasium, to the north and discharging water on to the north lane.

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

Event: **Re-build slopes and swale on the south, west and north sides.**

Concern:

Swale was built in 2004 to divert surface run off from the courtyard area and around Gymnasium. Inadequate slopes in the swale causes water to accumulate in basket ball court, built in 2004 (north end) and around Gymnasium walls.

Recommendation:

Re-built existing swale and slopes to ensure positive surface drainage to the north lane. Work in includes culverts under concrete slabs at Gymnasium doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$125,000	Medium

Updated: August 17 2005

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

(1998) Two paved parking lots are located along 35 Street on the east side. The original lot (known as south lot) is located in front of the original school building and was re-paved in 1998. It has 9 staff parking stalls, all energized. The newer parking lot (known as the north lot), is located at the north-east corner and was paved in 1998. It has 10 staff parking (6 energized); one handicapped stall and three extra stalls for visitors and maintenance vehicles. Bus and parent drop-off at 35 Street.

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

G2020.05 Parking Lot Curbs and Gutters*

(1998) concrete curbs and gutters for surface drainage to 35 Street.

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

G2020.06.01 Traffic Barriers*

(1974) Two chained gates at, one each at north-east and south sides provide limited access to permitted vehicles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G2020.06.02 Parking Bumpers*

(1998) Precast concrete bumpers.

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

G2020.06.03 Parking Lot Signs*

(1980) Painted signs on metal posts and on power rails.

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

G2020.06.04 Pavement Markings*

(1988)

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

G2030.04 Rigid Pedestrian Pavement (Concrete)*

(1974) 1.2 m wide concrete sidewalks at south and north. 3.6 m wide concrete sidewalk on the east side, to the main entrance. South sidewalk were repaired and culvert installed last year to alleviate flooding at the south-west entrance door.

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

Event: Mud jack north concrete sidewalk.

Concern:

The north concrete sidewalk has negative slope to the building wall and also settled unevenly, creating tripping hazard. Concrete pad also has settled at the west entrance.

Recommendation:

Mud jack the north concrete sidewalk along building wall and at west entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$1,000	Medium

Updated: August 17 2005

G2040.02 Fences and Gates*

(1980) Chain link fence on all sides, except east, facing 35 Street.

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

G2040.03 Athletic and Recreational Surfaces*

(2001) Sand base in new playground structure.

(2004) Paved basket ball court was built on the north side of the property. The court has settled and gets flooded - see G1030 Site Earthwork (Site Drainage).

(2004) Grass playfields; includes soccer and base ball. Some bald patches were repaired last year.

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

G2040.05 Site and Street Furnishings*

(2001) Two precast concrete bench near playground structure.

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

G2040.06 Exterior Signs*

(1980) Wood sign pylon, near the main entrance, facing 35 Street.

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

G2040.08 Flagpoles*

(1980) One free standing metal flag pole near the main entrance.

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

G2050.04 Lawns and Grasses*

The east, south and south-west areas have lawns, complete with berms.

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

G2050.05 Trees, Plants and Ground Covers*

(1958)(1974) Extensive mature deciduous and evergreen trees on the east; evergreen trees in south-west and north sides. Ornamental shrubs along east building walls.

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

G3010.02 Site Domestic Water Distribution*

(1958)(1974) 38 mm water supply is from 38th Street.

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

G3020.01 Sanitary Sewage Collection*

(1958)(1974) 150 mm sanitary sewer connects to the municipal main in the lane at 118th Avenue.

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

G3030.01 Storm Water Collection*

(1958)(1974) 150 mm storm sewer connects to the municipal main in the lane at 118th Avenue. There are no catch basins on the site.

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

G3060.01 Gas Distribution*

(1958)(1974) Gas service is from the lane on 118th Avenue.

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

G4010.02 Electrical Power Distribution Lines*

(1971) Underground fed from Utility. Overhead fed to portables from MDP.

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

G4010.03 Electrical Power Distribution Equipment*

(1971) Pole mounted utility transformer.

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

G4010.04 Car Plugs-ins*

(1998) Rail mounted plug-ins. No control.

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

G4020.01 Area Lighting*

(1974) (1998) HID and incandescent lighting presently controlled by photocells.

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

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

A barrier free parking stall is located in the NE gravel parking lot. This lot is recommended for paving. Students with disability come in a van to the courtyard on the south-west side. Concrete sidewalks and apron are in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

K4010.02 Barrier Free Entrances

Existing entrance doors have been recommended for replacement, complete with automatic openers at east and south entrance doors. All entrances are approximately 50 mm above adjacent sidewalk level. A small portable plywood ramp has been placed in front of the main (east) entrance doors to allow wheelchair access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

K4010.03 Barrier Free Interior Circulation

Except Gymnasium Stage and Boiler Room, all areas are accessible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

K4010.04 Barrier Free Washrooms

One stall in Girls' Washroom was upgraded in 2001 to accommodate the handicapped. No other barrier free Washrooms in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Provide one unisex barrier free Washroom.

Concern:

The upgrade to accommodate a barrier free stall in Girls' Washroom is limited in scope since it does not include other associated upgrades in the Washroom. Also, there is no barrier free washroom for boys / males.

Recommendation:

Incorporate one unisex barrier free washroom in the building with barrier free plumbing fixtures, vanity, grab bars, tilted mirror and washroom door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$8,000	Medium

Updated: August 17 2005