RECAPP Facility Evaluation Report

Edmonton School District No. 7

Sherwood Elementary School

B3273A
Edmonton

Report run on: February 6, 2006 4:09 PM

Facility Details

Building Name: Sherwood Elementary Scho
Address: 9550 - 152 Street
Location: Edmonton

Building Id: B3273A
Gross Area (sq. m): 0.00
Replacement Cost: $3,767,401
Construction Year: 0

Evaluation Details

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

Total Maintenance Events Next 5 years: **$728,320**
5 year Facility Condition Index (FCI): **19.33%**

General Summary:

Sherwood Elementary School is a one storey building with exterior brick and cedar siding walls and a flat roof. It comprises of an original Gymnasium, built in 1957 and the remaining portions of the school built in 1976.
The structure of the original Gymnasium consists of concrete strip foundation, slab on grade, load bearing concrete block walls, glu lam roof beams and wood decking. The structure of the 1976 portion comprises of concrete grade beams and pile foundation, slab on grade, load bearing concrete block walls, steel roof joists and steel decking. The roof contains skylights.

Building Area:
Original Gymnasium portion: 484.1 sq.m.
1976 Addition: 1966.7 sq.m. Total Building Area: 2,450.8 sq.m.

Capacity: 325 Current enrollment: 138
Portions of the school are leased to several community and aboriginal groups and on this basis the revised school capacity is 292.

Exterior cedar fascia were restained in 2000; the original gymnasium roof was replaced in 2002 with SBS roofing, and except carpet replacement and painting in several areas, no other upgrading has been undertaken. Building foundation and the floor slabs have settled along the south and south-west portions, resulting in cracks on concrete block walls and floor slabs and jamming of doors. Mechanical pipe fittings and floor tiles contain asbestos.
The roof of the 1976 portion should be replaced. The building interior requires various upgrading to replace aging or deteriorated components, most notably the Gymnasium flooring which will also require mud jacking. Probability of mold in two small areas should be investigated.

Overall rating for the building is "Acceptable" (4).

Structural Summary:

Gymnasium (1957 structure):
Concrete strip foundation. Concrete slab on grade. Load bearing exterior block walls. Roof structure includes glu lam beams and wood decking.
The strip foundation and the floor slab has settled along south and south-west and exterior walls have developed cracks at these locations. The floor slab is cracked at the south west corner.

I976 Addition:
Concrete grade beams and piles. Concrete slab on grade. Interior and exterior concrete block load bearing walls. Open web steel roof joists and steel roof decking.
Foundation and floor slabs have settled along south perimeter and developed cracks on block walls and floor slabs.

Floor slabs will require mud jacking.

Average rating of Building Structure is "Acceptable" (4).

Envelope Summary:

Exterior walls:
1951 Gymnasium:
200 mm concrete block walls with loose fill insulation and cement plaster exterior, painted. Block walls have cracked.
1976 Addition:

Cavity wall system, consisting of exterior brick veneer and cedar fascia band; air space, rigid insulation and concrete block load bearing walls. South block walls have developed cracks.

Exterior doors and windows:
Steel doors with and without glazing, on steel frames, transom and sidelites. Narrow profile aluminum frame windows with sealed double glazing. New doors should be provided, complete with new hardware, including automatic door openers for the handicapped. Gymnasium exterior doors were replaced in 2002.

Roof:
Gymnasium ;
Original roof was replaced with 2 ply SBS roofing in 2002.
1976 Addition:
Original asphalt and gravel roofing. The roof should be replaced with new SBS roofing. The roof contains pyramid shaped acrylic skylights.

Average rating of Building Envelope is "Acceptable" (4).

Interior Summary:
Interior Walls:
Painted concrete block walls, steel stud walls with painted gypsum board finish, demountable walls with vinyl fabric and painted gypsum boards. Concrete block walls have cracked in south portion of the building and Gymnasium.

Interior Doors and Windows: Painted solid core wood doors on steel frames. Doors in corridors contain transom and sidelites. Fully glazed steel partitions in Administration and Caretaker's Office. Several interior doors in 1957 portion should be replaced.

Floor:
Original clay tile flooring in Gymnasium. Vinyl asbestos tiles, carpet and terrazzo flooring in 1976 addition. Clay tile flooring is in poor condition and should be replaced with new wood flooring. The floor slab will have to be mud jacked before replacement. Terrazzo floors in washrooms have developed hair line cracks. Vinyl asbestos tiles in classrooms should be replaced in the long term. Carpets were replaced in 2002.

Ceiling:
Suspended acoustic tiles and painted drywall ceilings in 1976 addition. Original perforated tiles in Gymnasium. Minor repainting required.

Average rating of Building Interior is "Acceptable" (4).

Mechanical Summary:
The heating system is in reasonable condition however the central air supply system is in poor condition. Recommendations include replacing the central air system, upgrading the air filtration, adding humidification, upgrading the ductwork and the reheat coils. The building controls should be upgraded to EMCS. A study is recommended to address a current problem of down drafting and flue gas condensation at four furnaces. Overall rating is marginal (3).

Electrical Summary:
- Upgrade vehicle plug-ins; fire alarm upgraded in 2002; add new receptacles to all classrooms; recommended energy upgrade to T-8 lamps and electronic ballasts; improve lighting levels. 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*

(1957) Concrete strip footings and foundation walls.
(1976) Concrete piles and grade beams.
Movement / settlement on the south and west sides of the building.

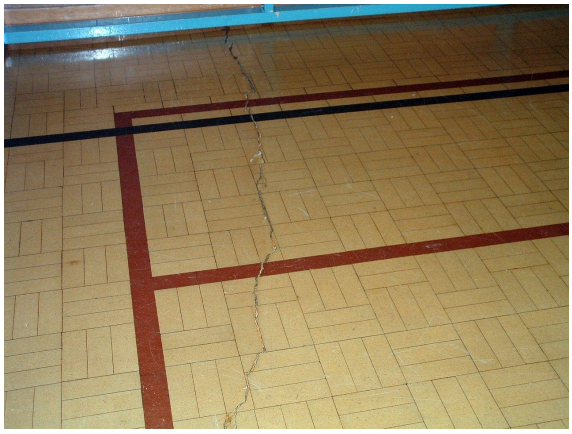
Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

A1030 Slab on Grade*

(1957)(1976) Concrete slab on grade.

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

Event: Mud jack floors in Gymnasium area.



Concern:
Gymnasium floor has developed a long crack parallel to the south walls in SW portion and the slab has sunk towards the south wall. The hallway floor, just outside the Gymnasium door has also sunk towards south. Settlements appear to be directly related to water entering under slabs on grades.

Recommendation:
Mud jack concrete slabs in Gymnasium and hallway area the outside Gymnasium door.

Type	Year	Cost	Priority
Repair	2007	$20,000	Low

Updated: August 17 2005

B1010.02 Structural Interior Walls*

(1957)(1976) Concrete block load bearing walls.
Walls have cracked in south and west portions of the 1957 section, and in the middle and east portions of the 1976 section, due to foundation settlement / movement.

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

B1020.01 Roof Structural Frame*

(1957) Glu lam beams and wood deck on load bearing block walls.
(1976) Open web steel joists and steel deck on load bearing block walls.

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

B1020.04 Canopies*

(1976) Recessed canopies at all entrances are framed with steel joists and steel deck and other light steel framing.

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

B1020.06 Roof Construction Fireproofing*

(1976) Walls extend to underside of steel deck.

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

(1976) Light brown brick exterior wythe, as part of the cavity wall system. No air vents on top rows of brick.

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

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

(1957) Single wythe concrete block walls with loose fill insulation in Gymnasium area.

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

B2010.01.06.04 Wood Siding*

(1976) Broad bands of stained, rough sawn, 19 mm x 140 mm cedar board fascia on 12 mm plywood sheathing all around the building exterior. Cedar boards on walls under windows. Cedar boards were restained in 2000.

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

Event: Replace exterior cedar boards with prefinished metal.

Concern:

Cedar boards have warped, cracked and contain wide gaps at joints. Although all cedar surfaces were stained recently, they appear poor and dated. Paint peeling on bottom flashing. High maintenance. At SW entrance canopy, water or interior moisture leak is causing salt build up on brick. Bottom flashing is also bent.

Recommendation:

Replace cedar boards in fascias and below windows with prefinished metal, complete with new bottom and top flashing. During this work, repair to the corner of SW entrance canopy with air barrier and proper flashing detail should be completed.

Type	Year	Cost	Priority
Failure Replacement	2008	$56,000	Low

Updated: August 17 2005

B2010.01.08 Portland Cement Plaster: Ext. Wall*

(1957) Cement plaster on diamond mesh over single wythe exterior concrete block walls of Gymnasium and Gym Storage. Some damage near west Gymnasium door. Patching can be done as regular maintenance.

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

B2010.01.09 Expansion Control: Exterior Wall Skin*

(1976) None provided and not required. Brick wythe is broken up by recessed entrances and windows.

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

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

(1957) Cement plaster on Gymnasium and Gym Storage block walls have been painted.
(1976) Solid stain on cedar board siding and fascia. Fascia were re-stained in 2000. Stain on siding below windows is fading - see B2010.01.06.04 regarding replacing cedar cladding.

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

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

(1957) Concrete block (single wythe) load bearing walls. Cracks on Gymnasium Storage and Mechanical Room walls.
(1976) 200 mm thick load bearing concrete block back up walls, as part of the cavity wall system. Hair line cracks above and below windows in Classrooms on south wall.

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

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

(1957) Loose fill insulation.
(1976) 38 mm rigid insulation on block walls.

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

B2010.06 Exterior Louvers, Grilles, and Screens*

(1976) Prefinished aluminum grilles on the west wall of Boiler Room.

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

Event: Install prefinished aluminum vent on exterior wall of Furnace Room.

Concern:
There is no fresh air vent in the Furnace Room, except a grille was installed two years ago on the door to Furnace Room which violates code requirement.

Recommendation:
Cut out an opening on the south exterior wall of Furnace Room. Install a prefinished aluminum grille, complete with insect screen. Seal all sides. This work should be completed after the size of the required vent is determined - see mechanical evaluation.

Type	Year	Cost	Priority
Code Repair	2007	$1,500	Low

Updated: August 17 2005

B2010.09 Exterior Soffits*

(1976) Rough sawn cedar board soffits at recessed entrances were redone in 1999. Some water penetration at the corner of SW entrance - B2010.01.06.04 Wood Siding.

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

B2020.01.01.02 Aluminum Windows*

(1976) Narrow frame anodized aluminum windows, thermally broken with sealed double glazing. Plastic laminate finished sills (interior) and prefinished sill flashing (exterior). Sealed glazing on Kindergarten (north) windows are broken and should be replaced as regular maintenance.

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

B2030.01 Exterior Entrance Doors

(1976) Front entrance - Fully glazed double leaf steel door on steel frame with sidelites and transom with georgian wired glass. Hardware includes, panic sets, closers, chrome pull handles, aluminum threshold and weather stripping. Rear (south) entrance doors - Steel double leaf doors on steel frame with closers push plates and pull handles. No panics provided.

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

Event: Replace entrance doors.

Concern:

Existing doors are not insulated and are made of thin gauge steel. Ongoing problems with doors not latching properly (much of this problem relates to movement of foundation and heaving of concrete pads). Sidelites do not incorporate middle stiles or rails. Front entrance doors are not handicap friendly.

Recommendation:

Replace entrance doors with new insulated hollow metal doors with upper half safety glass. Replace defective hardware and provide new hardware as required. Provide automatic door operator with remote actuator button.

Type	Year	Cost	Priority
Failure Replacement	2007	$15,000	Low

Updated: August 17 2005

B2030.02 Exterior Utility Doors*

(1976) Steel double door on steel frame at north wall of Boiler Room.
(2002) New insulated hollow metal double doors on existing wood and new steel frame in Gymnasium. New hardware includes panic sets, closers threshold and weather stripping.

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

B3010.01 Deck Vapor Retarder and Insulation*

(1976) Exterior grade gypsum board sheathing, button vent sheets, 25 mm rigid insulation and fibre board. Insulation value is low by current standards - see B3010.04.01.

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

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

(1976) 2 ply asphalt and gravel roofing. Expansion joints and firewall parapets.

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

Event: Replace roof in 1976 portion of the school.

Concern:
The original built-up roofing has already exceeded it's life expectancy. Leaks reported in office area and hallway. Soft spots, bubbles and ponding were observed. Paint on galvanized metal flashing peeling.

Recommendation:
Replace roof with new 2 ply SBS roofing, complete with higher level of tapered insulation and internal drains, new prefinished flashing to match with new prefinished metal building fascia - see B2010.01.06.04.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$155,000	Low

Updated: August 17 2005

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

(2002) New SBS roof with internal drains in 1957 portion (Gymnasium and Gym Storage), complete with new prefinished flashing.

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

B3010.09 Roof Specialties and Accessories*

(2002) Steel ladders were added to access the Gymnasium roof and the roof area of the 1976 portion from Gym Storage roof.

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

B3020.01 Skylights*

(1976) Acrylic, double pyramid skylights on aluminum frames above Library.

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

B3020.02 Other Roofing Openings*

(1976) Roof access and ladder provided in the small Mechanical Room in Gymnasium area.

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

Event: Replace roof access hatch and ladder.

Concern:

Ladder is too close to the wall and the access hatch is made of wood with plywood door.

Recommendation:

Replace existing wood access hatch and ladder with new prefabricated steel access hatch and steel ladder. Work includes curbs and flashing.

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$3,000	Low

Updated: August 17 2005

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

(1976) Combination of approximately 40% concrete block walls and 10% wood stud walls with gypsum boards. Concrete block walls have developed hair line cracks at many locations along the south portion of the building.

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

C1010.02 Interior Demountable Partitions*

(1976) Approximately 50% of walls are demountable.

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

C1010.03 Interior Operable Folding Panel Partitions*

(1976) Vinyl fabric accordion folding partition in Music / Drama Room, manual operation.

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

C1010.06 Interior Glazed Partitions and Storefronts*

(1976) Painted steel frame, fully glazed partitions, with or without georgian wired glass, located in Administration / corridor wall and in Custodian's Office / hallway wall.

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

C1010.07 Interior Partition Firestopping*

(1976)

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

C1020.01 Interior Swinging Doors*

(1951) Doors to Men and Womens' washrooms are solid core wood, painted on wood frames. Doors have vent grilles at the bottom, closers and passage sets.

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

Event: Replace doors and frames to Men and Women's washrooms.

Concern:

Existing doors are in poor condition. One door is only painted on one side and paint on doors have been damaged. Frames are of residential type.

Recommendation:

Replace doors and frames of Men and Women's washrooms, as part of overall upgrade of these two washrooms. This work should only be completed after the floor slab has been mud jacked to avoid future distortion of frames - see A1030 Slab On Grade.

Type	Year	Cost	Priority
Failure Replacement	2007	$2,500	Low

Updated: August 17 2005

C1020.01 Interior Swinging Doors*

(1976) Majority of doors are single leaf, solid core wood, painted, on steel or wood frames. Principal's office door is fully glazed wood door. Single leaf hollow metal door on steel frame with sidelites in Administration. Classroom #1, Gymnasium and Gym Storage doors are double leaf hollow metal doors on steel frames. Some double door frames have removable central mullions.

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

C1020.02 Interior Entrance Doors*

(1976) Painted solid core wood double doors, fully glazed on steel frame with sidelites and transom at the main entrance vestibule. Interior entrance doors at SE entrance similar, except georgian wired glass, full vision panels and removable central mullion.

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

C1020.03 Interior Fire Doors*

(1976) Corridor doors in fire separation are hollow metal double doors, upper half glazed, on steel frames, with sidelites and transom, with or without central mullions. Glass is not georgian wired and doors do not have magnetic hold open devices. Boiler room and Furnace Room doors are hollow metal double leaf on steel frames.

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

Event: Replace Furnace room door and frames.

Concern:
Furnace Room steel door is original (1957), and made of very thin gauge steel. Wood frame. This does not provide adequate fire separation. Doors have air vent grilles. Hardware is old.

Recommendation:
Replace double door and frame to Furnace Room with new ULC rated steel double door and frame, complete with new hardware.

Type	Year	Cost	Priority
Code Repair	2007	$2,000	Low

Updated: August 17 2005

C1020.05.01 Coiling Doors and Grilles

(1976) 1200 x 1200 mm stainless steel rolling shutter in pass-thru counter in Kitchen, near Gymnasium.

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

C1030.01 Visual Display Boards*

(1976) Chalk boards, tack boards and map rails in all Classrooms, Library, Music / Drama Room and Computer / Science / Social Classroom. Tack boards and framed display panels in corridors.
(2002) White boards were added to approximately 50% of Classrooms.

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

C1030.02 Fabricated Compartments(Toilets/Showers)*

(1976) Metal toilet partitions in Washrooms.

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

Event: Replace metal toilet partitions in Washrooms.

Concern:
Toilet partitions are old and dated. Men's and Women's washrooms have hand painted plywood partitions on painted pipe rails and posts. Barrier free partitions in Boys' and Girls' Washrooms do not meet current standards.

Recommendation:
Replace toilet partitions as part of overall Washrooms upgrade.

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$13,500	Low

Updated: August 17 2005

C1030.08 Interior Identifying Devices*

(1976) Lamicoid signs and cast aluminum room numbers.

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

C1030.12 Storage Shelving*

(1976) Metal and wood storage shelving.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

(1976) Tissue paper dispensers, paper towel dispensers, soap dispensers.

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

Event: Replace washroom accessories in Men's and Women's washrooms.

Concern:
Accessories need to be upgraded in Men's and Women's washrooms. Mirror in Boys' SE washroom is broken.

Recommendation:
Replace Washroom accessories in Men's and Women's washrooms. Replace mirror in Boys' SE washroom.

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$2,000	Low

Updated: August 17 2005

C2010.04 Wood Stair Construction

(1957) Short wood stairs to Gymnasium Stage, complete with rubber treads and painted pipe railing.

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

Event: Refinish wood stairs to Gymnasium Stage.

Concern:
Rubber treads are dated and risers and stringers are exposed (unfinished wood). Surfaces are damaged.

Recommendation:
Paint all exposed wood surfaces and replace rubber treads on stairs to Gymnasium Storage.

Type	Year	Cost	Priority
Preventative Maintenance	2008	$2,500	Low

Updated: August 17 2005

C3010.02 Wall Paneling*

(1957) East (Stage) wall of Gymnasium - stained wood board paneling. Other walls 2100 mm high maple plywood stained. 1200 mm high maple plywood panels in hallway area, outside Gymnasium.

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

C3010.03 Plaster Wall Finishes*

(1957) Painted plaster on block walls in Furnace Room. Plaster surfaces have cracked at many locations. A large crack parallel to the base on east wall should be sealed with paintable caulking as regular maintenance.

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

C3010.04 Gypsum Board Wall Finishes*

(1976) Vinyl wall fabric (80%) and paint (20%). Gypsum board surfaces around janitor sink has been damaged - see F2020.04 Mould.

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

C3010.06 Tile Wall Finishes*

(1976) Ceramic tiles around janitor sink in Custodian's Room are broken and fallen off - see F2020.04 Mould.
(1999) Ceramic tiles in barrier free shower stall near Gymnasium.

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

C3010.11 Interior Wall Painting*

(1999) Corridors, Staff Room and Administration area were repainted.
(2000) Library walls repainted.

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

C3010.11 Interior Wall Painting*

(1976) Gypsum board in upper portion of Gymnasium walls; walls in Boiler Room and Custodian's Storage are painted concrete block. Plaster wall surfaces of Furnace Room are painted.

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

Event: Repaint walls of Boiler Room, Custodian's Office and Storage, Gymnasium and Men's and Women's washrooms.

Concern:
Paint on concrete block walls of Boiler Room, Custodian's Office and Storage areas and Men's and Women's washrooms appear dated and damaged. Gypsum board surfaces, in upper portions of Gymnasium walls have not been painted in a long time. Drywall surfaces of Quiet Booths in Administration area have not been painted.

Recommendation:
Repaint concrete block wall surfaces of Boiler Room, Custodian's Office and Storage and Men's and Women's washrooms with washable acrylic enamel paint. Paint gypsum board surfaces of walls in Gymnasium and walls of Quiet Booths.

Type	Year	Cost	Priority
Preventative Maintenance	2007	$22,000	Low

Updated: August 17 2005

C3010.12 Wall Coverings*

(1976) Vinyl wall coverings - C3010.04.

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

C3020.01 Concrete Floor Finishes*

(1976) Painted concrete floor in Boiler Room and Furnace Room.

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

Event: Repaint concrete floors in Boiler and Furnace Rooms.

Concern:
Original paint in concrete floors has deteriorated.

Recommendation:
Clean surfaces and repaint concrete floors in Boiler and Furnace Rooms.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$7,000	Low

Updated: August 17 2005

C3020.02 Tile Floor Finishes*

(1999) Ceramic mosaic tiles in handicapped washroom.
Men's and Women's Washroom floors should be upgraded with ceramic tiles - see C3020.07 Resilient Flooring.

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

C3020.03 Terrazzo Floor Finishes*

(1976) Terrazzo floor in Boys' Washroom.

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

Event: Repair and refinish terrazzo floor near urinals in Boys' Washroom.

Concern:
Terrazzo floor around urinals appeared to have been repaired in the past. Repaired areas are poor; negative slopes and poor appearance.

Recommendation:
Cut portions of slab around urinals in Boys' Washrooms and provide new concrete and finish with terrazzo to match with existing. (See mechanical evaluation for new urinals).

Type	Year	Cost	Priority
Repair	2007	$3,000	Medium

Updated: August 17 2005

C3020.03 Terrazzo Floor Finishes*

(1976) Terrazzo flooring in rear (SW and SE) entrance areas and in Boys' and Girls' Washrooms. Hair line cracks have developed in terrazzo floors in Boys' and Girls' Washrooms and the floor around urinals in Boys' Washroom has been poorly repaired. It should be re-built and finished with ceramic tiles - C3020.02.

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

C3020.04 Wood Flooring*

(1957) Maple wood in Gymnasium Stage floor.

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

Event: Refinish Gymnasium Stage wood flooring.

Concern:
The original wood floor in Gymnasium Stage appears dated and worn out. Wood surfaces have not been refinished before.

Recommendation:
Sand and refinish surfaces of Gymnasium Stage flooring.

Type	Year	Cost	Priority
Repair	2008	$3,500	Low

Updated: August 17 2005

C3020.06 Unit Masonry Flooring (Clay Tile)*

(1957) Original clay tile flooring in parquet pattern in Gymnasium.

Rating	Installed	Design Life	Updated
2 - Poor	0	75	DEC-04

Event: Replace clay tile flooring in Gymnasium with new wood floor system.

Concern:
Existing original clay tile floor is worn and deteriorated. Floor tiles are missing in some portions, leaving substrates exposed and creating tripping hazards.

Recommendation:
Replace existing clay tile flooring in Gymnasium with new wood flooring system, complete with wood sleepers, rubber cushions and maple wood flooring. Flooring should be completed after the slab has been mud jacked - see A1030 Slab On Grade.

Type	Year	Cost	Priority
Failure Replacement	2007	$65,000	Medium

Updated: August 17 2005

C3020.07 Resilient Flooring*

(1976) Approximately 70% of flooring in the 1976 portion is vinyl asbestos tiles.

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

C3020.07 Resilient Flooring*

(1976) Vinyl asbestos tiles in Classrooms.

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

Event: Replace vinyl asbestos tiles in Classrooms with carpet and with ceramic tiles in Men's and Women's Washrooms.

Concern:

Vinyl asbestos tile flooring in Classrooms are dated and in poor condition in Computer Room. Flooring is not conducive to kindergarten classroom activities. Floor tiles contain asbestos.

Recommendation:

Replace vinyl asbestos tiles in Classrooms with carpet and with ceramic tile flooring in Men's and Women's Washrooms. Cost includes asbestos removal.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$74,000	Low

Updated: August 17 2005

C3020.08 Carpet Flooring*

(2001) New carpet in Library, Music Room and Administration area. New area carpets in Classrooms.

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

C3030.03 Plaster Ceiling Finishes*

(1951) Painted plaster ceiling in Furnace Room.

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

C3030.04 Gypsum Board Ceiling Finishes*

(1976) Gypsum board ceilings in Washrooms, Custodian Storage, Main Entrance, Staff Room and in Library skylight wells.

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

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

(1976) Approximately 80% of ceiling in the 1976 portion is suspended T-Bar. 600 x 600 mm acoustic tiles in Music Room and Library and 600 x 1200 mm tiles in the remaining areas. Corridor ceilings contain sound attenuating blankets.

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

C3030.07 Interior Ceiling Painting*

(1976) Painted gypsum board ceilings in Washrooms and Custodian Storage.

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

Event: Repaint ceilings in Custodian Storage, Men's and Women's Washrooms.

Concern:
Painted surfaces of Custodian Storage, Men's and Women's Washroom ceilings are original, dated and dirty.

Recommendation:
Repaint Custodian Storage ceiling and repaint Men's and Women's Washroom ceilings as part of total upgrade of washrooms.

Type	Year	Cost	Priority
Preventative Maintenance	2007	$1,000	Low

Updated: August 17 2005

C3030.07 Interior Ceiling Painting*

(2000) Painted gypsum board surfaces in skylight wells and trims in Library, Staff Room and the Main Entrance ceiling.

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

C3030.09 Other Ceiling Finishes*

(1976) 300 x 300 mm perforated cellulose fibre ceiling tiles between glu lam beams in Gymnasium. Several tiles have water stain marks from previous roof leaks at the SE corner and should be replaced as regular maintenance. Painted exposed steel deck and steel joists in Boiler Room.

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

S4 MECHANICAL

D2010.01 Water Closets*

(1957) (1976) Floor mounted water closets with flush tanks in staff washrooms and handicap. Student washrooms are floor mounted with flush valves. Replaced in 1999.

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

D2010.02 Urinals*

(1957) (1976) Floor mounted and semi-recessed.

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

D2010.03 Lavatories*

(1957) (1976) Lavatories in student washrooms were replaced in 1999 with stainless steel lavatories. Porcelain on steel wall hung lavatories in staff washrooms.

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

D2010.04 Sinks*

(1957) (1976) Stainless steel sinks in staff room and classrooms.

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

D2010.08 Drinking Fountains / Coolers*

(1957) (1976) Wall hung viperous drinking fountains in corridors.

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

D2010.09 Other Plumbing Fixtures*

(1957) (1976) Low profile janitors mop sinks in janitors room.

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

D2020.01.01 Pipes and Tubes: Domestic Water*

(1957) (1976) Copper pipe with soldered joints.

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

D2020.01.02 Valves: Domestic Water

(1957) (1976) Stem type isolation gate valves.

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

D2020.01.03 Piping Specialties (Backflow Preventors)*

(1976) Reduced pressure type backflow preventor on boiler make-up.

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

D2020.02.02 Plumbing Pumps: Domestic Water*

(1957) (1976) Inline domestic hot water recirculation pump at water heater.

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

D2020.02.06 Domestic Water Heaters*

(1957) (1976) State water heater model SBT 7575NECGAD with 19.82 kW input and 284 L storage. Heater was replaced in 2002.

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

D2020.03 Water Supply Insulation*: Domestic

(1957) (1976) Hot and cold domestic water is insulated and canvas covered.

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

D2030.01 Waste and Vent Piping*

(1957) (1976) Waste pipe is iron, vents are iron and copper.

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

D2040.01 Rain Water Drainage Piping Systems*

(1957) (1976) Iron pipe used for roof drainage.

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

D2040.02.04 Roof Drains*

(1957) (1976) Standard dome type roof drains. Gym drains to splash pad on grade.

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

D3010.02 Gas Supply Systems*

(1957) (1976) Gas supply to boiler room and furnace room in iron pipe.

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

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

(1976) Two Raypack natural draft boilers, model 945 WTD with 277.2 kW input. Two base mounted heating pumps located in the boiler room.

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

Event: Provide by-pass filter for heating boilers.

Concern:
Heating system does not have a by-pass filter in the piping circuit.

Recommendation:
Install a by-pass filter in heating piping.

Type	Year	Cost	Priority
Preventative Maintenance	2006	$540	Low

Updated: March 4 2005

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

(1976) Boiler flues are inter connected and vented to roof. Combustion air supply in boiler room was partially obstructed with furniture, etc stored in the boiler room.

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

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

(1976) Chemical pot feeder for heating system.

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

D3020.03.01 Furnaces*

(1957) Four Lennox gas fired furnaces with power ventors. Furnaces F1 and F2 supply the gym and were replaced in 2001. Furnace F3 supplies the gym and was replaced in 2002. Furnace F4 supplies the washrooms and the corridors and was replaced in 2003.

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

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

(1957) The flues of all four furnaces are headered and vented to the roof using a type B vent.

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

Event: Review furnace venting.

Concern:
All four furnaces are experiencing a problem of condensation in the furnace flues. There is evidence of rusting and condensation within the furnace cabinets also.

Recommendation:
Review the venting in detail including the vent sizing and combustion air supply to determine the cause of the flue gas condensation problem. Also consult with the furnace manufacturer.

Type	Year	Cost	Priority
Study	2006	$3,240	Low

Updated: March 4 2005

D3040.01.01 Air Handling Units: Air Distribution*

(1976) One central constant volume supply air system provides ventilation for the classrooms. Fan system is located in the boiler room and consists of a axial supply fan, axial return fan, filters, mixed air section and reheat coils.

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

Event: Replace central ventilation system.

Concern:
The ventilation rates in the classrooms appear to be inadequate, with ongoing complaints. The air system is beyond its expected service life and in relatively poor condition. The existing air system is located at the ceiling of the boiler room and may be causing a negative pressure condition in the boiler room.

Recommendation:
Replace the central ventilation system and upgrade the distribution ductwork. Provide zone temperature control and humidification. It would be preferable to locate the new air system in a room or space separate from the boiler room.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$189,000	Low

Updated: March 4 2005

D3040.01.03 Air Cleaning Devices:Air Distribution*

(1976) Low efficiency filters in the central air supply system.

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

Event: Upgrade air filtration.

Concern:
The existing air filters are not effective in maintaining good air quality.

Recommendation:
Upgrade the air filters and clean existing ductwork as part of the central air supply upgrade work.

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

Updated: March 4 2005

D3040.01.04 Ducts: Air Distribution*

(1957) (1976) Galvanized ductwork supplies air to classrooms and other areas.

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

Event: Upgrade supply ductwork.

Concern:
The ventilation rates in the classrooms appear to be inadequate, with ongoing complaints.

Recommendation:
Upgrade supply and return air ductwork to provide proper ventilation in the classrooms and the other building areas.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$86,400	Low

Updated: March 4 2005

D3040.01.07 Air Outlets & Inlets:Air Distribution*

(1957) (1976) Standard supply and return grilles and registers.

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

D3040.03.01 Hot Water Distribution Systems*

(1957) (1976) Steel piping is used for hot water distribution. Two base mounted heating pumps are located in the boiler room.

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

D3040.04.01 Fans*: Exhaust

(1957) (1976) Roof exhausters for washrroms and utility rooms.

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

D3040.04.03 Ducts*: Exhaust

(1957) (1976) Galvanized ductwork exhausts the washrooms and utility rooms.

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

D3040.04.05 Air Outlets and Inlets*: Exhaust

(1957) (1976) Standard exhaust grilles and registers.

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

D3050.02 Air Coils*

(1976) Hot Water terminal reheat coils in central air supply system ductwork supply heating for the classrooms.

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

Event: Replace reheat coils.

Concern:
Problems of inadequate ventilation and space temperature control are being experienced in several classrooms and other areas.

Recommendation:
Replace exiting heating coils as part of the central air supply system upgrading work.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$16,740	Low

Updated: March 4 2005

D3050.05.01 Convectors*

(1976) Hot water convectors in corridors and washrooms.

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

D3050.05.02 Fan Coil Units*

(1976) Hot water force flows at the entrances.

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

D3060.02.03 Pneumatic and Electric Controls*

(1957) (1976) Most of the controls are pneumatic with electric integral boiler controls and electric controls for the gas fired furnaces.

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

Event: Upgrade building controls.

Concern:
Most of the building controls are in poor condition requiring frequent maintenance. It is difficult to maintain proper space temperatures in the classrooms.

Recommendation:
Provide an EMCS to control all major systems and space temperatures.

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

Updated: March 4 2005

D4030.01 Fire Extinguisher, Cabinets and Accessories*

(1957) (1976) Portable fire extinguishers at several locations.

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

S5 ELECTRICAL

D5010.01 Main Electrical Transformers*

(1974) Utility owned padmount.

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

D5010.03 Main Electrical Switchboards (Main Distribution)*

(1974) Westinghouse 600A.

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

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

(1974) Westinghouse and SquareD.

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

D5010.07.02 Motor Starters and Accessories*

(1974) Westinghouse/AB loose starters.

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

D5020.01 Electrical Branch Wiring*

(1974) Concealed in flexible and metallic conduit.

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

D5020.02.01 Lighting Accessories (Lighting Controls)*

(1997) Photocells exterior.

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

D5020.02.02.01 Interior Incandescent Fixtures*

(1974) Pot lights/keyless/recessed.

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

Event: Upgrade interior incandescent lighting.

Concern:
Improve lighting levels and energy consumption.

Recommendation:
Replace or retrofit interior incandescent fixture to energy wise compact fluorescent fixtures and lamps.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2007	$10,800	Medium

Updated: March 4 2005

D5020.02.02.02 Interior Florescent Fixtures*

(1974) T12/magnetic ballasts.

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

Event: Upgrade fluorescent fixtures throughout the school.

Concern:
Low lighting levels, high maintenance costs, energy efficiency.

Recommendation:
Install new fixtures throughout school with T8 and T5 lamps c/w electronic ballasts.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2007	$75,600	Medium

Updated: March 4 2005

D5020.02.03 Emergency Lighting*

(2002) Upgraded to new technology.

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

D5020.03.01.01 Exterior Incandescent Fixtures*

(1957) (1976) Incandescent recessed at entrances.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

(1997) Wall-mount 250W HPS.

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

D5020.03.02 Lighting Accessories (Lighting Controls)*

(1997) Exterior lighting photocell controlled.

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

D5020.03.03 Emergency Lighting*

(2001) Exit lighting upgraded. No DC power.

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

D5030.01 Detection and Alarm Fire Alarm*

(2002) Notifier New AFP400 system.

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

D5030.02.01 Door Answering*

(1999) Front door rings throughout.

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

D5030.02.02 Intrusion Detection*

(1999) Magnum alert.

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

D5030.03 Clock and Program Systems*

(1974) Edwards system disconnected. Bells ring for Bogen.

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

D5030.04.01 Telephone Systems*

(1999) Nortel Norstar integrated with Bogen.

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

D5030.04.02 Paging Systems*

(1999) Bogen 2000 Integrated with phone system.

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

D5030.04.03 Call Systems*

(1999) Bogen 2000.

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

D5030.04.04 Data Systems*

(1999) CAT 5 cabling throughout.

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

D5030.04.05 Local Area Network Systems*

(1999) HUB located in server room.

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

D5030.05 Public Address and Music Systems*

(1999) (1974) Bogen 2000 System/TOA 900 Series on stage.

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

D5030.06 Television Systems*

(1999) CATV run into school and various rooms.

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

D5090.01 Uninterruptible Power Supply Systems*

(1999) 400VA Phones/APC 1000VA for server.

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.07 Vending Equipment

(1990) Soft drinks vending machines in corridor.

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

E1020.03 Theater and Stage Equipment*

(1976) Stage curtain, Gymnasium sound equipment, piano in Music / Drama Room.

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

E1020.05 Audiovisual Equipment

(1990)(200) Projection screens in all Classrooms and Music / Drama Room. Overhead projectors in all Classrooms. TV and portable screen in Library.

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

E1090.02 Solid Waste Handling Equipment*

(1990) Commercial garbage bins are located near the front entrance.

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

E1090.04 Residential Equipment*

(1998) Fridge, stove and microwave oven in Staff room.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1976) Two basketball hoops, floor sockets for badminton and volleyball. Floor hockey goal nets, climbing apparatus, floor mats.

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

E2010.02.05 Educational Facility Casework*

(1976)(1990) Painted cabinets with open shelving, painted,cupboards with open shelving, plastic laminate countertops, some with stainless steel sinks.

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

E2010.02.07 Kitchen Casework*

(1976) Painted sink cabinet with plastic laminate countertop. One unit of cupboard, painted in Staff room. Millwork appears inadequate in size. Painted cabinet, countertop with sink and painted cupboard in small Kitchen near Gymnasium.

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

E2010.02.08 Laboratory Casework*

(1998) Perimeter cabinets, countertops with sinks in combined Science and Social Classroom.

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

E2010.02.09 Library Casework*

(1976)(1998) Painted and stained wood book shelves, magazine racks, portable TV stand. Reception counter (plastic laminate and paint).

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

E2010.02.99 Other Casework*

(1976) Vanities (plastic laminate) in Girls' and Boys' Washrooms. Men's and Women's Washrooms have no vanities.

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

Event: Provide new vanities and sink in Men's and Women's washrooms.

Concern:
There are no vanities in Men's and Women's Washrooms. Wall mounted ceramic sinks are old and dated.

Recommendation:
Provide new plywood vanities with plastic laminate finish and complete with new stainless steel sinks as part of overall upgrade of Men's and Women's Washrooms.

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$2,000	Low

Updated: August 17 2005

E2010.02.99 Other Casework*

(1957) Chair Storage under Gym Stage floor.
(1976) Painted cabinets, plastic laminate countertop with sink and painted cupboards in Nurses' Office. Modular reception counter (plastic laminate) and work station in Administration area. Pass-thru counter (plastic laminate) in small kitchen near Gymnasium, worktop counter (plastic laminate) in Quiet Room cubicles. Metal boot racks and coat hooks at entrances. Wood trophy case with sliding glass doors near main entrance.
(1999) Vanity (plastic laminate) in handicapped washroom.

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

E2010.03.01 Blinds*

(1976) PVC venetian blinds on several windows.

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

E2010.03.06 Curtains and Drapes*

(1976) Drapes in most Classroom windows.

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

E2010.05 Fixed Multiple Seating*

(1976) Tiered seating platform in Music / Drama Room. Carpet was replaced in 2001.

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

E2020 Moveable Furnishings*

(1976) Student desks and chairs, round tables and chairs in library, large tables and chairs in Science / Social Studies Room. Wooden benches in Gymnasium; beds and large table and chair in Nurses' Office. Sofas and chairs in several Classrooms. Wooden seating in Main entrance.

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

F2020.01 Asbestos*

(1976) An asbestos survey was completed for Edmonton Public Schools in 2000. It identified asbestos in pipe fittings (25% chrysotile), boiler breachings (4.5% chrysotile) and small amount in vinyl floor tiles (0.2% chrysotile).
Some vinyl tiles have been recommended to be replaced and the cost of asbestos removal included - see C3020.07 Resilient Flooring.

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

F2020.02 PCBs*

(1976) No PCBs reported.

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

F2020.03 Mercury*

Not known or reported.

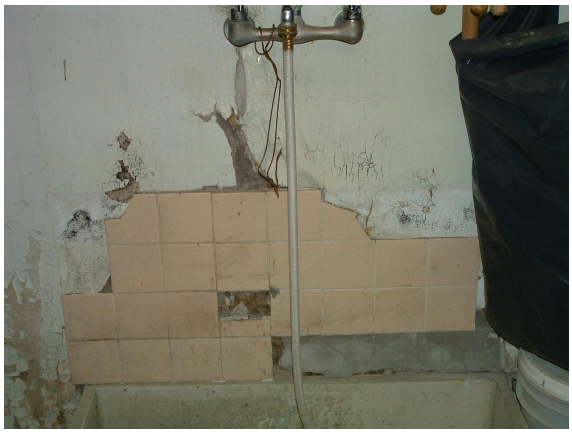
Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

F2020.04 Mould*

Mould suspected around Janitor sink and in the sink cabinet in Staff Room.

Rating	Installed	Design Life	Updated
1 - Critical	0	0	DEC-04

Event: Investigate mould in the Janitor sink area and in Staff Room sink cabinet.



Concern:

In Custodian's Room, the walls and floor around janitor sink has deteriorated. Wall ceramic tiles have fallen. Wall surfaces are wet and in poor condition. Mould is suspected on the wall surface.
In Staff Room sink cabinet, small traces of mould is suspected. Leaky sink trap may have created wet conditions.

Recommendation:

Presence of mould on the wall should be verified by an expert. Following an appropriate remedial action, the wall and the floor surfaces should be repaired.
The Edmonton Public School staff will review and rectify mould in the sink cabinet.

Type	Year	Cost	Priority
Hazardous Materials Abatement	2005	$3,500	High

Updated: August 17 2005

Facility Details

Building Name: Sherwood Elementary Scho
Address:
Location: Edmonton

Building Id: S3273
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: **$280,000**
5 year Facility Condition Index (FCI): **0%**

General Summary:

The site is located in the mature residential neighborhood and is access from the intersection of 152 Street and 96 Avenue. The access road used to be the extension of 96 Avenue. A Community Hall, complete with a playground, tennis courts and an outdoor ice rink is located immediately to the north. Staff parking is located in the Community Hall parking lot and the playground is shared with the community. The site has ornamental shrubs and trees on the front and has mature evergreen and poplar trees on the site. Also, rows of mature elm trees along the streets surround the site.
The play field is located on the south with two soccer fields and a baseball diamond. An asphalt play area, adjacent to the building on the south, has one basket ball hoop. Childrens' play area (with minimal play equipment) is located on the south-west corner of the building.
The asphalt area and the grass areas on the west and south-west portion have negative slopes towards building foundation. Water entering under the building has caused foundation settlement, cracking of floor slabs and block walls. Regrading for positive slopes is required around building walls, complete with swales and catch basins. The school does not have it's own staff parking lot. A new parking lot is recommended on the west side, to be accessed from 153 Street. The main entrance of the building is completely hidden from streets and existing signages are not effective. A new free standing sign is recommended at the junction of 152 Street and 96 Avenue.
Overall condition is 'Marginal' (3).

Mechanical:
Mechanical site services include water, gas, and storm sewer from 96th Avenue. Sanitary service is from 153rd Street.
Overall condition is 'Acceptable' (4).

Electrical Summary:
Consists of underground utilities with a utility owned padmount transformer, site lighting includes wall and pole mounted HID fixtures photocell controlled and is adequate. Recommend adding 24 new car plug-ins to meet teacher/plugin ratio.
Overall Rating is 'Acceptable' (4).

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

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

S7 SITE

G2010.02.02 Flexible Pavement Roadway (Asphalt)*

(1976) The asphalt access road leads directly from the intersection of 152 Street and 96 Avenue at the north-west corner (the access road is basically an extension of 96 Avenue). It provides access to the front entrance and the Community facility parking lot which is used by the school staff.
During rush hours, the access road and the intersection become hazardous because of vehicular and pedestrian conflict. This short access road is also shared by the users of Community facility and parent drop-off.
Asphalt condition is acceptable. Bus drop-off is on the east side of the school, along 152 Street and on the south-west area approached from 153 Street; both work well.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2010.05 Roadway Curbs and Gutters*

(1976) Concrete curbs in access road. Surface drainage to 152 Street.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2010.06 Roadway Appurtenances*

(1976) Posted signages (directional, restricted access, pedestrian crossings etc.) along the access road, and at the intersection. However, signages are routinely ignored.
Pressure treated posts used as traffic barriers on the west side of the Main Entrance to prevent through traffic in access road and treated post barrier between access road and the playground to the north.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

(1976) Principal's and the Vice Principal's stalls and two additional stalls are located against the wall near the Main Entrance. Only one stall has power plug. All other staff parking is shared with the Community in their parking lot at north-east.

Rating	Installed	Design Life	Updated
2 - Poor	0	0	

Event: Provide a new staff parking lot on the west side of Gymnasium.

Concern:

Staff currently park in the Community Hall parking lot at north-east. The school pays for the use of the lot but this arrangement has not been satisfactory. Although the parking lot has a catch basin, it often gets flooded. Traffic becomes chaotic with parent drop offs and users of the Community Hall looking for a parking stall. There are very limited visitor stalls and most visitors park along 152 Street. A barrier free stall is not available for the school.

Recommendation:

Provide a new staff parking lot to the west of Gymnasium and accessed from 153 Street. The new parking lot to incorporate 24 energized stalls, a catch basin, area lighting, traffic barrier and two handicapped stalls. Cost of car plugs included in G4010.04; all other costs are included in the estimate.

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$162,000	Medium

Updated: August 17 2005

G2020.06.01 Traffic Barriers*

(1976) See G2010.06.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.03 Parking Lot Signs*

(1976) Reserved stalls sign on the wall near the Main Entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2030.02.02 Asphalt Pedestrain Pavement*

(1976) A large asphalt pavement area (tarmac) along the south wall of the building. It is primarily used for recreation during recess. The asphalt surface has negative slope towards the building and gets flooded in other areas. The pavement will have to be demolished to allow for proper site drainage - see

Rating	Installed	Design Life	Updated
2 - Poor	0	0	

Event: Regrade asphalt and grass areas on the south and south-west for positive surface drainage.

Concern:

The asphalt apron and grass areas along building walls have negative slopes toward building foundation. Surface water has caused foundation, walls and floor slabs to settle and crack and exterior doors to jam along the south and west portions of the building. Top of asphalt apron along south wall is at the same level as the top of grade beams, therefore backslopes cannot be achieved without regrading the area. In other large areas along south and west portions, large ponds were observed. Water prevents the play areas from being used and large icy surfaces become hazardous.

Recommendation:

Break out asphalt surface area (south) and grass area (south-west and west). Regrade with positive slopes, away from the building walls, complete with swales and catch basins. Pave and sod slopes as required for stability. Regrade play areas on the south and south-west for positive site drainage and to eliminate ponding.

Type	Year	Cost	Priority
Failure Replacement	2007	$280,000	Medium

Updated: August 17 2005

G2030.04 Rigid Pedestrian Pavement (Concrete)*

(1976) Concrete sidewalk along access road on the north side. Short sidewalk to tarmac on the south-east.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.02 Fences and Gates*

(1976) Chain link fences along the west, south and east property lines. North boundary shared with the Community league. No chain link fence on the east side of the building. Fence on the west portion has started to rust.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.03 Athletic and Recreational Surfaces*

(1976) Grass play field. General slope to south with some uneven surfaces. Bald spots were seeded two years ago. Asphalt apron immediately to the south of the building will have to be broken and regraded - see G2030.02.02.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.04.01 Play-Field Equipment and Structures*

(1976) Play field consists of one baseball diamond and two soccer fields. Tarmac area has one basket ball hoop on metal post. Steel soccer goal posts and the basket ball post should be repainted as regular maintenance. Playground structure is minimal on the south-west portion, consisting of one climbing structure and a monkey bar. The students use the Community playground on the north. Play equipment are new and extensive.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.05 Site and Street Furnishings*

(1976) Precast picnic table near the Main Entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.06 Exterior Signs*

(2000) A free standing wood sign at south east corner of the site. Metal signage on building walls on the south facade and north-east corner.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Install a free standing near the site entrance (north-east corner).

Concern:

Existing free standing sign at the far south-east corner does not assist in finding the entrance to the school and the wall mounted sign remains hidden behind large elm trees.

Recommendation:

Install a free standing sign which is readily visible, at the north-east corner where the access road meets the intersection of 152 Street and 96 Avenue.

Type	Year	Cost	Priority
Program Functional Upgrade	2009	$3,000	Low

Updated: August 17 2005

G2040.08 Flagpoles*

(1976) One free standing metal flag pole near the Main Entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.04 Lawns and Grasses*

(1976) Grass pay field, bald areas have been seeded. Grass areas on the west and north-east.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.05 Trees, Plants and Ground Covers*

(1976) Ornamental shrubs and deciduous trees along the north building wall.
Several mature evergreen trees on the south-west and north-west corners and large poplar trees on the east side. The site is also surrounded by roads containing rows of mature elm trees.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3010.02 Site Domestic Water Distribution*

(1957) (1976) 100 mm water service from utility main on 96th Avenue.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3010.03 Site Fire Protection Water Distribution*

(1957) (1976) One fire hydrant at NE corner and one on NW corner.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3020.01 Sanitary Sewage Collection*

(1957) (1976) 150 mm sanitary sewer connects to utility main on 153rd street.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3030.01 Storm Water Collection*

(1957) (1976) 200 mm storm sewer connects to utility main on 96th Avenue.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3060.01 Gas Distribution*

(1957) (1976) Gas service is from the main located on 96th Avenue.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.02 Electrical Power Distribution Lines*

(1976) Underground services from utility transformer.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.03 Electrical Power Distribution Equipment*

(1976) Utility owned padmount transformer.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.04 Car Plugs-ins*

(1957) (1976) Car plug-ins.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Add new car plug-ins.

Concern:
Not enough parking stalls with plug-ins to coincide with the quantity of teachers.

Recommendation:
Install 24 new electrical car plug-ins to match teacher/stall ratio, and timer/thermostat controller.

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$17,280	Low

Updated: August 17 2005

G4020.01 Area Lighting*

(1976) Wall-mount HID and pole-mount HID in parking lot.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

S8 FUNCTIONAL ASSESSMENT

K40 Current Code Issues

(1976) Since the building is not sprinklered, demountable walls in exit corridors may not be permitted in current codes.

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

K4010.01 Barrier Free Route: Parking to Entrance

(1976) All entrances are at grade.

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

K4010.02 Barrier Free Entrances

(1976) Automatic door openers are required at the Main Entrance - see B2030.01 Exterior Entrance Doors.

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

K4010.03 Barrier Free Interior Circulation

(1957) (1976) All areas of the building are accessible by the handicapped.

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

K4010.04 Barrier Free Washrooms

(1976) Handicapped stalls in Boys' and Girls' Washrooms in SW portion needs to be replaced to meet current codes - see C1030.02 Fabricated Compartments.
(1999) New handicapped Washroom unit is located near Gymnasium. No tilted mirror.

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