

RECAPP Facility Evaluation Report

Edmonton RCSSD #7



St. Benedict Catholic Elementary School

B3284A
Edmonton

Facility Details

Building Name: St. Benedict Catholic Eleme
Address: 18015 - 93 Avenue
Location: Edmonton

Building Id: B3284A
Gross Area (sq. m): 2,690.30
Replacement Cost: \$4,746,841
Construction Year: 0

Evaluation Details

Evaluation Company: Morrison Hershfield Limited (MH)
Evaluation Date: April 1 1999
Evaluator Name: Mark Latimer, MH

Total Maintenance Events Next 5 years: **\$1,421,900**
5 year Facility Condition Index (FCI): **29.95%**

General Summary:

In 1978 the original one-storey 3255 square meter school was constructed.
 In 1979, a 4-pod set of Series A portables were installed on the south side of the school complete with a hallway link (nos. 111, 112, 113 and 114).
 In 1979, a 3-pod set of Series A portables were installed on the east side of the school complete with a hallway link (nos. C12, 38 and 51).
 The current total gross area of the building is 3317 square meters.
 The student capacity is 400.

Structural Summary:

Reinforced concrete strip footings and foundation walls with reinforced concrete slab-on-grade floor surface. Mechanical mezzanine is an elevated structural concrete deck. Exterior and interior walls are load-bearing concrete block masonry units. Roof structure consists of metal deck over OWSJ. Structural elements are in good condition.

Envelope Summary:

Exterior cladding elements include face brick, split face concrete block and EIFS. Rigid insulation used behind cladding materials. Anodized aluminum framed windows (fixed and operative) with sealed glazing. There are insulated steel entrance doors with sealed glazing. Roof is original BUR in marginal condition. The remainder of the building envelope is in generally acceptable condition.

Interior Summary:

Interior partitions consist of painted concrete block masonry. Interior finishes are combination of vinyl floor tile, carpet, wood floor and suspended T-Bar ceiling systems. Majority of interior doors are solid wood set in steel frames. Generally, interior construction is in acceptable condition.

Mechanical Summary:

Heating is provided by Teledyne Laars hot water boilers, and circulated by centrifugal pumps. Ventilation to building is provided by central air handling unit. The chemical treatment system for the system for humidification is broken. Humidification system is not operational. The ductwork requires cleaning.
 The portables are heated and ventilated by Flamemaster furnaces with hot water provided by Rheem domestic hot water heaters.
 Overall the mechanical system is in acceptable condition.

Electrical Summary:

The main service is fed from a utility owned pad mount transformer (size unknown) with secondary's feeding a FPE 800amp 120-208volt 3phase 4wire MDP c/w a 500amp main breaker which feeds branch cct panelboards and mechanical loads throughout. Interior lighting has ballasts that are standard core and coil type. Fluorescent lamps are 40 watt T12 type. Library and computer rooms have been upgraded. Battery packs c/w integral and remote lamps, exit lights are old technology, inefficient incandescent style exit signage, some with integral battery packs. Exterior fixtures consist of incandescent canopy fixtures and HPS wall packs controlled via time clock/photo cells. The fire alarm system is an Edwards 6500 FACP c/w manual pull stations, bells, heat/smoke/duct detectors and door hold open devices. A push button at the main entrance rings throughout the entire school, the intrusion detection system is a DSC c/w motion detectors, keypad and door contacts.. Clocks are ac/dc and manually adjusted, Nutec telephone system c/w call buttons in the classrooms. Bogen MCP - 35A paging/call/public address/music system. Supernet is installed, cat5 and 5e installed throughout c/w main servers, data racks, patch panels. APC 1000va and HP 1700va UPS protecting servers.

Overall Rating is Acceptable

Rating Guide

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

S1 STRUCTURAL

A1010 Standard Foundations*

Reinforced concrete strip footings and foundation walls.

| Rating | Installed | Design Life | Updated |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1978 | 100 | MAR-07 |

A1030 Slab on Grade*

Reinforced concrete slab-on-grade forms main floor surface.

| Rating | Installed | Design Life | Updated |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1978 | 100 | MAR-07 |

B1010.01 Floor Structural Frame*(Building Frame)

Mezzanine floor supported on reinforced concrete block masonry units.

| Rating | Installed | Design Life | Updated |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 100 | MAR-07 |

B1010.02 Structural Interior Walls Supporting Floors (or Roof)*

Interior walls supporting mezzanine and roof structure are reinforced concrete block masonry units.

| Rating | Installed | Design Life | Updated |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 100 | MAR-07 |

B1010.05 Mezzanine Construction*

Mechanical mezzanine floor consists of elevated reinforced concrete structural slab.

| Rating | Installed | Design Life | Updated |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1979 | 80 | MAR-07 |

B1020.01 Roof Structural Frame*

Roof structure consists of metal deck over open web steel joists (OWSJ), supported on interior and exterior walls consisting of load bearing, reinforced concrete block masonry units.

| Rating | Installed | Design Life | Updated |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1978 | 100 | MAR-07 |

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin***

Majority of exterior walls are covered with face brick over air space, rigid insulation on concrete block exterior wall.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1978 | 75 | MAR-07 |

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Sections of exterior walls above and below windows are covered with split face concrete block over air space, rigid insulation on concrete block exterior wall.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1978 | 75 | MAR-07 |

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)*

Gymnasium walls reclad with EIFS.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1990 | 75 | MAR-07 |

Event: Repair EIFS**Concern:**

Isolated and minor damage noted on gymnasium EIFS.

Recommendation:

Complete EIFS repairs, including resealing of joints - allow for 25 m2 @ \$75/m2.

Consequences of Deferral:

Potential for water entry into wall assembly and continued deterioration of EIFS cladding.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2009 | \$2,000 | Medium |

Updated: MAR-07

B2010.01.06.03 Metal Siding**

Vertical, prefinished metal siding used on vertical face of entrance canopies and on underside as soffits.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 5 - Good | 1978 | 40 | MAR-07 |

Event: Replace metal siding and soffit.

Recommendation:

Replace metal siding and soffit - 70m2 @ \$230/m2.

| | | | |
|-----------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Lifecycle Replacement | 2010 | \$16,000 | Low |

Updated: MAR-07

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

Sealant applied around window perimeters and other wall penetrations (such as louvers).

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 3 - Marginal | 1978 | 20 | MAR-07 |

Event: Replace sealant.

Concern:

Failed sections of sealant noted on window and louver perimeters.

Recommendation:

Replace all failed sections of sealant - 100 m @ \$15/m.

Consequences of Deferral:

Potential for water entry into wall assembly and increases air leakage.

| | | | |
|---------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Failure Replacement | 2008 | \$1,500 | High |

Updated: MAR-07



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

Back up wall consists of concrete block masonry units.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 4 - Acceptable | 1978 | 100 | MAR-07 |

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

No dedicated air/vapour barrier shown on drawings. Wall does incorporate drained cavity.

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 4 - Acceptable | 1978 | 30 | MAR-07 |

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal louvers installed on upper wall of mechanical room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |

B2020.01.01.02 Aluminum Windows (Glass & Frame)**

Clear anodized aluminum framed windows. Upper unit is fixed, lower unit is operative awning both containing internal horizontal blinds.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 40 | MAR-07 |

Event: Replace aluminum windows.

Recommendation:

Replace aluminum windows - 22 units @ \$1,500 each.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2018 | \$35,000 | Low |

Updated: MAR-07

B2030.01 Exterior Entrance Doors**

Insulated steel doors provided at building entrances that include wired glazing unit on upper portion. Typical hardware includes panic bar, self closing device, deadbolt lock and kick plate.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |

Event: Replace exterior entrance doors.

Recommendation:

Replace steel entrance doors - 24 doors @ \$2,000 each.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$48,000 | Low |

Updated: MAR-07

B2030.02 Exterior Utility Doors**

Insulated steel doors provided for meter room, storage room at northwest corner of school and roof access door.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |

Event: Replace steel utility doors.

Recommendation:

Replace steel utility doors - 3 doors @ \$1,800.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$5,500 | Low |

Updated: MAR-07

B3010.01 Deck Vapor Retarder and Insulation*

Drawings show 2 layers of 2-inch rigid insulation over vapour barrier.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 25 | MAR-07 |

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

Conventional built-up roofing with gravel ballast covers all of the flat roof levels.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 25 | MAR-07 |

Event: Replace BUR roofs.

Concern:

Roof blisters, past repairs, wind scouring, evidence of ponding water and "spongy" insulation noted during review. Also numerous reports of roof leakage.

Recommendation:

Replace conventional built up roofing system. 2660 m2 @ \$80/m2.

Consequences of Deferral:

Continued roof leakage can damage interior finishes and result in mould growth.



| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$215,000 | High |

Updated: MAR-07

B3010.09 Roof Specialties and Accessories

Fixed steel ladder provided to access gymnasium roof from lower roof level.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1978 | 25 | MAR-07 |

Event: Upgrade fixed roof ladder.

Concern:

The ladder rung spacing exceeds 15 inches, some of the rung anchors are coming loose and there is no cage/hoop.

Recommendation:

Replace the roof ladder with a code compliant assembly.

Consequences of Deferral:

Potential for someone to fall off of the ladder, resulting in personal injury.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Code Repair | 2007 | \$2,000 | Unassigned |

Updated: MAR-07

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

Interior partitions consist of either concrete block masonry units or wood studs covered with gypsum wallboard.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 50 | MAR-07 |

C1010.02 Interior Demountable Partitions*

Demountable wood partition installed on gymnasium stage to separate the space into a classroom.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1990 | 30 | MAR-07 |

C1010.05 Interior Windows*

Interior windows consist of safety wired glazing set in steel frames. These are found in general office, staff room and a small portion of the classrooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1978 | 40 | MAR-07 |

C1020.01 Interior Swinging Doors**

Interior classroom/office/hallway doors are solid wood doors set in steel frames, some with upper glazing (wired or tempered). Hardware combinations include panic bars, handsets, latch locks, kickplates and self closing devices.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 40 | MAR-07 |

Event: Replace interior doors.**Recommendation:**

Replace interior classroom/office/hallway doors - 63 doors @ \$900 each.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2018 | \$57,000 | Low |

Updated: MAR-07

C1020.03 Interior Fire Doors*

Interior utility doors consist of rated steel door and frame. Hardware includes deadbolt locks, handsets and self closing devices.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 50 | MAR-07 |

C1020.07 Other Interior Doors*

Roll shutter door provided in kitchen.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 15 | MAR-07 |

C1030.01 Visual Display Boards**

Whiteboards and tackboards provided in each classroom/learning area.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1990 | 20 | MAR-07 |

Event: Replace whiteboards and tackboards.

Recommendation:

Replace whiteboards and tackboards. Whiteboards - 240 m2 @ \$120/m2. Tackboards - 240 m2 @ \$70/m2.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$46,000 | Low |

Updated: MAR-07

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

Wall and floor mounted painted steel partitions. Painted wood partitions in washrooms serving portables.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 30 | MAR-07 |

Event: Repair toilet partition door hinges.**Concern:**

Hinges on toilet partitions are loose and not operating properly.

Recommendation:

Repair defective hinges on toilet partition doors.

Consequences of Deferral:

Doors will/do not operate properly.

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

Updated: MAR-07

Event: Replace toilet compartments.**Recommendation:**

Replace toilet compartments - 22 stalls @ \$700 each.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$16,000 | Low |

Updated: MAR-07

C1030.08 Interior Identifying Devices*

Cast aluminum door identification plaques provided for each room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1995 | 20 | MAR-07 |

C1030.12 Storage Shelving*

Steel and wood shelving provided in storage areas.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 20 | MAR-07 |

C1030.14 Toilet, Bath, and Laundry Accessories*

Washroom fixtures includes towel/soap dispenser and garbage receptacle.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 20 | MAR-07 |

C2010 Stair Construction*

Painted steel stairs provide access from mezzanine mechanical room to roof. Reinforced concrete stairs provide access to mechanical mezzanine and to upper stage level.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1978 | 100 | MAR-07 |

C2020.08 Stair Railings and Balustrades*

Steel wall or floor mounted railings provided for each set of stairs.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 50 | MAR-07 |

C2030.01 Ramp Construction*

Wood ramp with wood railings provided at link to south portables.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1979 | 100 | MAR-07 |

C3010.01 Concrete Wall Finishes*

Majority of interior wall surfaces formed by concrete block masonry units.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 100 | MAR-07 |

C3010.02 Wall Paneling**

Stained wall paneling installed on permanent partition between library and gymnasium stage classroom.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1990 | 30 | MAR-07 |

Event: Preventative Maintenance

Concern:

Stained finish on wood paneling will eventually wear off.

Recommendation:

Refinish wood paneling on library/stage partition - 50 m2 @ \$20/m2

Consequences of Deferral:

Poor aesthetics.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------------------|-------------|-------------|-----------------|
| Preventative Maintenance | 2010 | \$1,000 | Medium |

Updated: MAR-07

C3010.04 Gypsum Board Wall Finishes*

Wood studs with gypsum wall board used at various school locations.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 60 | MAR-07 |

C3010.09 Acoustical Wall Treatment**

Acoustical wall panels installed in music room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1990 | 20 | MAR-07 |

Event: Replace acoustic wall panels.

Recommendation:

Replace acoustic wall panels - 60 m2 @ \$125/m2.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$7,500 | Low |

Updated: MAR-07

C3010.11 Interior Wall Painting**

All interior wall surfaces (concrete block and gypsum board) are painted.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1989 | 10 | MAR-07 |

Event: Repaint all interior wall surfaces.

Recommendation:

Repaint all interior wall surfaces - 4900 m2 @ \$8/m2.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$40,000 | Low |

Updated: MAR-07

C3020.01.02 Paint Concrete Floor Finishes**

Painted concrete floor in mechanical mezzanine.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1979 | 10 | MAR-07 |

Event: Repaint concrete floor.**Recommendation:**

Repaint concrete floor in mechanical mezzanine room - 100 m2
@ \$8/m2.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$1,000 | Low |

Updated: MAR-07

C3020.04 Wood Flooring**

Wood parquet flooring in gymnasium - informed that floor is refinished on an annual basis.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |

Event: Replace wood parquet floor in gymnasium**Recommendation:**

Replace wood parquet floor in gymnasium - 410 m2 @ \$
220/m2.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$90,000 | Low |

Updated: MAR-07

C3020.07 Resilient Flooring**

Majority of hallway and classroom floors covered with vinyl tile.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 20 | MAR-07 |

Event: Replace vinyl tile.**Recommendation:**

Replace vinyl tile - 2420 m2 @ \$75/m2.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$182,000 | Low |

Updated: MAR-07

C3020.08 Carpet Flooring**

Floors in the library and staff room covered with carpet.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1993 | 15 | MAR-07 |

Event: Replace carpet.**Concern:**

The carpet in the music room is wrinkling, lifting up and has an outdated appearance.

Recommendation:

Replace the carpet in the staff room and library - 270 m2 @ \$70/m2.

Consequences of Deferral:

Potential for tripping hazard creating by wrinkling/lifting carpet and poor appearance.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2008 | \$19,000 | High |

Updated: MAR-07

C3030.02 Ceiling Paneling (Wood)*

Section of wood panel ceiling in computer room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1995 | 60 | MAR-07 |

Event: Refinish wood panel ceiling.**Concern:**

Stain on wood panel ceiling will eventually wear off.

Recommendation:

Refinish wood panel ceiling 40 m2 @ \$25/m2.

Consequences of Deferral:

Poor aesthetics.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------------------|-------------|-------------|-----------------|
| Preventative Maintenance | 2010 | \$1,000 | Medium |

Updated: MAR-07

C3030.04 Gypsum Board Ceiling Finishes*

Gypsum board ceilings provided in washrooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 50 | MAR-07 |

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

Majority of ceilings finished with suspended T-Bar systems with the exception of washrooms, storage rooms and gymnasium.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 25 | MAR-07 |

Event: **Replace T-Bar ceilings.**

Recommendation:

Replace T-Bar ceilings - 2170 m2 @ \$40/m2.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$87,000 | Low |

Updated: MAR-07

C3030.07 Interior Ceiling Painting**

Gypsum board ceiling in washrooms and storage areas are painted.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1996 | 20 | MAR-07 |

Event: **Repaint gypsum board ceilings.**

Recommendation:

Repaint gypsum board ceilings - 115 m2 @ \$ 8/m2

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$1,000 | Low |

Updated: MAR-07

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

Vitreous china floor mounted with flush valves (19 units)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 35 | MAR-07 |

Event: Replace 18 water closets**Recommendation:**

Replace 18 water closets at \$1200 each

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$21,600 | Low |

Updated: MAR-07**D2010.02 Urinals****

Vitreous china wall hung units with flush valves (5 units)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 35 | MAR-07 |

Event: Replace 6 urinals**Recommendation:**

Replace 6 urinals at \$1000 each

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$6,000 | Low |

Updated: MAR-07**D2010.03 Lavatories****

Counter-top vitreous china single basin units (18 units)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 35 | MAR-07 |

Event: Replace 19 lavatories**Recommendation:**

Replace 19 lavatories at \$800 each

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$15,200 | Low |

Updated: MAR-07

D2010.04 Sinks**

Sinks are of stainless steel single basin unit counter-top sunk. Units have single taps.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 30 | MAR-07 |

Event: Replace 5 sinks

Recommendation:

Replace 5 sinks at \$1200 each

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$6,000 | Low |

Updated: MAR-07

D2010.08 Drinking Fountains / Coolers**

Vitreous china wall hung bubblers

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 35 | MAR-07 |

Event: Replace 2 drinking fountains

Recommendation:

Replace 2 drinking fountains at \$1300 each

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$2,600 | Low |

Updated: MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water lines are copper.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 40 | MAR-07 |

D2020.01.02 Valves: Domestic Water**

Valves are or original installation.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 40 | MAR-07 |

Event: Replace 25 valves

Recommendation:

Replace 25 valves at cost of \$600 each

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$15,000 | Low |

Updated: MAR-07

D2020.03 Water Supply Insulation: Domestic*

Water supply lines have insulation.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 30 | MAR-07 |

D2030.01 Waste and Vent Piping*

Waste or vent piping is of copper or cast iron steel.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 50 | MAR-07 |

D2040.01 Rain Water Drainage Piping Systems*

Rain water drainage piping from roof drains are of cast iron and connect to main storm water line.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 50 | MAR-07 |

D2040.02.04 Roof Drains**

Roof drains have strainers and are cast iron.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 40 | MAR-07 |

Event: Replace 4 Roof drains

Recommendation:

Replace 4 Roof drains at cost of \$500 each

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$2,000 | Low |

Updated: MAR-07

D3010.02 Gas Supply Systems*

Black steel piping used for distribution of gas to boiler, domestic hot water tank and furnaces

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 60 | MAR-07 |

D3020.01.01 Heating Boilers & Accessories: Steam**

Steam boiler is a Weil Mclain, model: AEGU-95, 360,000 btu/hr@50 PSI. Boiler was used for providing humidification, no longer in service.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 35 | MAR-07 |

Event: Replacement of steam boiler

Concern:

No humidification

Recommendation:

Replace steam boiler at cost of \$25000

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2009 | \$25,000 | Medium |

Updated: MAR-07

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

Galvanized steel ductwork

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 35 | MAR-07 |

Event: Replace Chimney

Recommendation:

Replace chimney at cost of \$5000

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$5,000 | Low |

Updated: MAR-07

D3020.01.04 Water Treatment: Steam Boilers*

Chemical treatment system

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 1 - Critical | 1978 | 35 | MAR-07 |

Event: Replace chemical treatment

Concern:

Chemical treatment system is broken

Recommendation:

Replace with new chemical treatment system

Consequences of Deferral:

Cannot provide humidification for school.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2005 | \$13,000 | High |

Updated: MAR-07

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

Teledyne Laars Limited, model: HL-1266-CN-01, 1266000 btu/hr (2 units).

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 35 | MAR-07 |

Event: Replace 2 heating boilers

Recommendation:

Replace 2 heating boilers at \$40000 each

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$80,000 | Low |

Updated: MAR-07

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

Galvanized steel chimney ductwork

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 30 | MAR-07 |

Event: Repair Eskimo Trap

Concern:

Missing Eskimo trap for combustion air ductwork

Recommendation:

Install eskimo trap at \$1500

Consequences of Deferral:

Cold air continues to blow out pilot trap on boilers.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2006 | \$1,500 | High |

Updated: MAR-07

D3040.01.01 Air Handling Units: Air Distribution**

Hot water heating ventilation unit with inline supply and return air fans.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |

Event: Replace air handling unit

Recommendation:

Replace air handling unit at cost of \$50000

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$50,000 | Low |

Updated: MAR-07

D3040.01.04 Ducts: Air Distribution*

Galvanized steel ductwork

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 50 | MAR-07 |

Event: Duct cleaning required

Concern:

Ductwork system requires cleaning

Recommendation:

Ductwork cleaning

Consequences of Deferral:

Distribution of dirt throughout building

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------------------|-------------|-------------|-----------------|
| Preventative Maintenance | 2006 | \$5,000 | Low |

Updated: MAR-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Steel grilles and diffusers

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |

D3040.03.01 Hot Water Distribution Systems**

Main circulation pumps are Taco, 79 GPM at 38 ft. head

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 40 | MAR-07 |

Event: Replace Hot Water Pump

Recommendation:

Replace 1 hot water heating pump at \$5000 each

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$5,000 | Low |

Updated: MAR-07

D3040.04.01 Fans: Exhaust**

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 30 | MAR-07 |

Event: Replace washroom exhaust fans

Concern:

Replace washrooms exhaust fans

Recommendation:

Install new exhaust fans

Consequences of Deferral:

No exhaust ventilation

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$10,000 | Low |

Updated: MAR-07

D3040.04.03 Ducts: Exhaust*

Galvanized steel ductwork

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 50 | MAR-07 |

D3040.04.05 Air Outlets and Inlets: Exhaust*

Steel grilles

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |

D3050.05.03 Finned Tube Radiation**

Radiant hot water heating throughout building and at entrances

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 40 | MAR-07 |

Event: Replace finned tube radiation

Recommendation:

Replace 25 finned tube radiation at cost of \$1000 each

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$25,000 | Low |

Updated: MAR-07

D3050.05.06 Unit Heaters**

Ceiling mounted hot water heating unit heaters (5 units)

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |

Event: Replace 5 Unit Heaters

Recommendation:

Replace 5 unit heaters at \$3000 each

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$15,000 | Low |

Updated: MAR-07

D3060.02.02 Pneumatic Controls**

Pneumatic control for mechanical systems. Air compressor is Johnson Controls, model: A4210-1

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1978 | 40 | MAR-07 |

Event: Replace compressed air unit

Recommendation:

Replace compressed air unit at cost of \$6000

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$6,000 | Low |

Updated: MAR-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Fire extinguishers are water pump type. Pull stations located throughout building, tied back to fire alarm panel.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 30 | MAR-07 |

Event: Replace fire extinguishers

Recommendation:

Replace 10 fire extinguishers at \$500 each

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$5,000 | Low |

Updated: MAR-07

D4090 Other Fire Protection Systems*

2 fire hydrants located 20 meters from building

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1968 | 30 | MAR-07 |

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

Pad mount utility owned (size unknown) transformer.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|----------------------|----------------------|----------------|
| 5 - Good | 1978 | 40 | MAR-07 |
| | <u>Capacity Size</u> | <u>Capacity Unit</u> | |
| | Unknown | kVA | |

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

FPE 800amp 120-208volt 3phase 4wire MDP c/w a 500amp main breaker which feeds branch cct panelboards and mechanical loads throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|----------------------|----------------------|----------------|
| 5 - Good | 1978 | 40 | MAR-07 |
| | <u>Capacity Size</u> | <u>Capacity Unit</u> | |
| | 800 | amps | |

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

(1978,90) FPE 225amp 120/208volt branch circuit panels controlling lighting and power loads throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|----------------------|----------------------|----------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |
| | <u>Capacity Size</u> | <u>Capacity Unit</u> | |
| | 225 | amps | |

Event: Replace branch cct panelboards**Concern:**

Branch cct. panel boards at end of expected life cycle.

Recommendation:

Replace branch cct panelboards with new

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$24,000 | Low |

Updated: MAR-07

D5010.07.02 Motor Starters and Accessories**

Westinghouse loose wall mounted starters controlling mechanical loads.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |

Event: Replace starters and accessories

Concern:

Starters at end of expected life cycle.

Recommendation:

Replace starters with new.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$14,000 | Low |

Updated: MAR-07

D5020.01 Electrical Branch Wiring*

Copper conductors installed in a flexible and metallic conduit system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1978 | 50 | MAR-07 |

D5020.01.03 Wiring Devices

Duplex receptacles.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 0 | MAR-07 |

Event: Install additional receptacles

Concern:

Insufficient number of receptacles in classrooms.

Recommendation:

Supply and install 2 receptacles in all classrooms including portables and 4 in all ancillary / science rooms.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Program Functional Upgrade | 2007 | \$9,500 | Medium |

Updated: MAR-07

D5020.02.01 Lighting Accessories (Lighting Controls)*

Line voltage switching located throughout. Low voltage switching in gymnasium and library.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |

D5020.02.02.02 Interior Florescent Fixtures**

Ballasts are standard core and coil type. Fluorescent lamps are 40 watt T12 type. (2005) library and computer rooms have had the lighting upgraded to electronic ballasts and T-8 lamps as well as compact PL lamps.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 30 | MAR-07 |

Event: Upgrade Lighting

Concern:

Excessive maintenance costs.

Recommendation:

Upgrade all fixtures/lamps to compact PL lamps.

Consequences of Deferral:

Higher maintenance and utility power costs.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$85,000 | Medium |

Updated: MAR-07

D5020.02.03.02 Emergency Lighting Battery Packs**

Wall mounted battery packs c/w integral and remote lamps and remote batteries throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 20 | MAR-07 |

Event: Replace EM battery packs

Concern:

EM battery packs at end of expected life cycle.

Recommendation:

Replace EM battery packs with new.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$10,000 | Low |

Updated: MAR-07

D5020.02.03.03 Exit Signs*

Old technology inefficient incandescent style exit signage.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 30 | MAR-07 |

Event: Upgrade exit lights**Concern:**

Excessive maintenance costs.

Recommendation:

Upgrade all exits signs to LED style fixtures.

Consequences of Deferral:

Higher maintenance and utility power costs.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------------|-------------|-------------|-----------------|
| Energy Efficiency Upgrade | 2008 | \$12,000 | Medium |

Updated: MAR-07

D5020.03.01.01 Exterior Incandescent Fixtures*

Incandescent pot light fixtures mounted in soffits above entrances.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

70-150watt HPS wall mounted fixtures.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1987 | 30 | MAR-07 |

D5020.03.02 Lighting Accessories: Exterior (Lighting Controls)*

Time clock and photo cells controlling exterior lighting, overall controlled by BMS.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1987 | 30 | MAR-07 |

D5030.01 Detection and Fire Alarm**

Edwards 6500 FACP c/w manual pull stations, bells, heat/smoke/duct detectors and door hold open devices.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 25 | MAR-07 |

Event: Replace fire alarm system

Concern:

Fire alarm at end of expected life cycle.

Recommendation:

Replace fire alarm system with new.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2007 | \$78,000 | High |

Updated: MAR-07

D5030.02.01 Door Answering*

Push button at main entrance, rings throughout entire school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1978 | 25 | MAR-07 |

D5030.02.02 Intrusion Detection**

DSC system c/w key pad, motion detectors and door contacts.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2004 | 25 | MAR-07 |

D5030.02.03 Security Access**

DSC key pad located at main entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2004 | 25 | MAR-07 |

D5030.03 Clock and Program Systems**

Manually adjusted ac and battery operated clocks throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1997 | 25 | MAR-07 |

D5030.04.01 Telephone Systems**

Nitsuko - Nutec DX2NA telephone system c/w hand sets in classrooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 25 | MAR-07 |

Event: Replace phone system

Concern:

Phone system at end of lifecycle.

Recommendation:

Replace phone system with new.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$14,000 | Low |

Updated: MAR-07

D5030.04.03 Call Systems**

Bogen MCP-35A system located in general office.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 25 | MAR-07 |

Event: Replace call system

Concern:

Call system at end of expected life cycle.

Recommendation:

Replace call system with new.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$6,500 | Low |

Updated: MAR-07

D5030.04.04 Data Systems**

(1999,2004) Main servers c/w patch panels, data racks, routers, cat 5e cabling throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1999 | 25 | MAR-07 |

D5030.05 Public Address and Music Systems**

Bogen MCP-35A system located in general office.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 20 | MAR-07 |

Event: Replace public address and music system**Concern:**

Public address and music system at end of expected life cycle.

Recommendation:

Replace public address and music system with new.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$6,500 | Low |

Updated: MAR-07

D5030.06 Television Systems*

Co-ax cable tv installed throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2004 | 20 | MAR-07 |

D5030.07 Other Communications and Security Systems*

Supernet installed.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2005 | 20 | MAR-07 |

D5090.01 Uninterruptible Power Supply Systems**

(1999, 2004) APC 1000va and a HP 1700va UPS protecting servers.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1999 | 30 | MAR-07 |

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

Library equipment includes shelving, tables, chairs and librarian station.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 25 | MAR-07 |

E1020.05 Audiovisual Equipment

Televisions, VCR's and DVD players provided in each classroom.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1996 | 0 | MAR-07 |

E1090.03 Food Service Equipment*

Kitchen includes cooler and freezer. Staff room includes refrigerator, stove and microwave.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1990 | 25 | MAR-07 |

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Includes a variety of activity equipment in the gymnasium storage room, 6 wall mounted basketball backboards.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 15 | MAR-07 |

E2010.02 Fixed Casework**

Classrooms and staff rooms include a variety of kitchen cabinets and floor/wall cabinets. Wood benches and coat rack / shelves provided in hallways. Laminate countertops provided for wall cabinets and washroom counters.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 35 | MAR-07 |

Event: Lifecycle Replacement**Recommendation:**

Replace all fixed casework - allow 420 m @ \$700/m.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2013 | \$294,000 | Low |

Updated: MAR-07

E2020 Moveable Furnishings*

Includes student and staff desks and chairs. Also table and chair sets provided in staff room along with 3 loveseats.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 1978 | 20 | MAR-07 |

F1010.02.04 Portable and Mobile Buildings*

In 1979, a 4-pod set of Series A portables were installed on the south side of the school complete with a hallway link (nos. 111, 112, 113 and 114).

In 1979, a 3-pod set of Series A portables were installed on the east side of the school complete with a hallway link (nos. C12, 38 and 51).

| | | | |
|----------------------|-------------------------|---------------------------|-----------------------|
| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
| 4 - Acceptable | 1979 | 0 | MAR-07 |

Event: Code Repair

Concern:

There are no hallway separation doors at the entry to the east portables.

Recommendation:

Install proper separation doors at entry to east portables.

Consequences of Deferral:

Proper separation between school / link / portables not provided.

| | | | |
|--------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Code Repair | 2007 | \$3,000 | Unassigned |

Updated: MAR-07



Event: Failure Replacement

Concern:

Wood doors at portable emergency exits have experienced varying degrees of physical and water damage (marginal condition).

Recommendation:

Replace wooden portable doors - 7 doors @ \$1,000.

Consequences of Deferral:

Doors may not operative properly.

| | | | |
|---------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Failure Replacement | 2008 | \$7,000 | High |

Updated: MAR-07

Event: Failure Replacement - Flooring

Concern:

Carpet and vinyl tile in portables is beginning to wear out (marginal condition).

Recommendation:

Replace carpet and vinyl tiles (all done with vinyl tile) - allow 270 m2 (50%) @ \$75/m2.

Consequences of Deferral:

Potential tripping hazard from worn out flooring and poor aesthetics.

| | | | |
|---------------------|--------------------|--------------------|------------------------|
| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
| Failure Replacement | 2008 | \$20,000 | High |

Updated: MAR-07

Event: Lifecycle Replacement

Recommendation:

Replace original windows in east portables (in acceptable condition) - 10 windows @ \$ 1,500 each. Note that south portable windows replaced in 1993.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$15,000 | Low |

Updated: MAR-07

Event: Lifecycle Replacement - Furnaces

Concern:

Four units are Flamemaster EM-135-CF, 135 btu/hr. The two newer portables are heated and ventilated by weathermaker units.

Recommendation:

Replace 7 gas furnaces at \$3000 each.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$21,000 | Low |

Updated: MAR-07

Event: Lifecycle Replacement - Interior Finishes

Recommendation:

Allow for repainting of interior finishes in portables and hallways - 525 m2 @ \$8/m2.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$5,000 | Low |

Updated: MAR-07

Event: Lifecycle Replacement - Roof

Concern:

Portables re-roofed with SBS and in acceptable condition (2001 for south portables and 1992/93 for east portables). Only remaining original BUR is south hallway and washroom addition and in marginal condition.

Recommendation:

Replace original BUR membrane on south portable hallway and washroom addition - 90 m2 @ \$80/m2.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2009 | \$8,000 | Low |

Updated: MAR-07

Event: Repaint exterior of portables.

Concern:

Paint will eventually fail on the exterior walls of the portables including wood siding and metal siding (currently in acceptable condition).

Recommendation:

Repaint exterior walls of portables - 350 m2 @ \$30/m2.

Consequences of Deferral:

Potential for cladding elements to deteriorate, poor aesthetics.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------------------|-------------|-------------|-----------------|
| Preventative Maintenance | 2010 | \$11,000 | High |

Updated: MAR-07

Event: Replace 7 Domestic Hot water Heaters

Concern:

The portables are provided with hot water by Rheem, model: RR40-38M, 38000btu/hr, 151 liters.

Recommendation:

Replace 7 Domestic Hot Water Heaters at \$1500 each.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$10,500 | Low |

Updated: MAR-07

F2020.01 Asbestos*

Ceiling tiles are currently being tested for asbestos - no results at time.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 0 | MAR-07 |

F2020.04 Mould*

No mould was observed or reported.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 0 | MAR-07 |

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

No dedicated handicap stall, no curb cut to allow wheelchair access.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1978 | 0 | MAR-07 |

Event: **Provide barrier free access.**

Concern:

There is no dedicated handicap stall in the parking area and no curb cut to allow for wheelchair access.

Recommendation:

Provide dedicated handicap parking stall and curb cut.

Consequences of Deferral:

There is no barrier free access from parking area to building entrance.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2007 | \$5,000 | Unassigned |

Updated: MAR-07

K4010.02 Barrier Free Entrances

No automatic opener at main entrance doors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1978 | 0 | MAR-07 |

Event: **Provide automatic door opener.**

Concern:

There is no automatic door opener at the main entrance.

Recommendation:

Install automatic door opener.

Consequences of Deferral:

There is no barrier free entrance to the building.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2007 | \$3,000 | Unassigned |

Updated: MAR-07

K4010.03 Barrier Free Interior Circulation

Interior circulation is acceptable.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 0 | MAR-07 |

K4010.04 Barrier Free Washrooms

Barrier free washroom facilities provided in northwest corner of school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 1978 | 0 | MAR-07 |

RECAPP Facility Evaluation Report

St. Benedict Catholic Elementary School

S3284
Edmonton

| Facility Details | |
|----------------------------|-----------------------------|
| Building Name: | St. Benedict Catholic Eleme |
| Address: | |
| Location: | Edmonton |
| Building Id: | S3284 |
| Gross Area (sq. m): | 0.00 |
| Replacement Cost: | \$0 |
| Construction Year: | 0 |

| Evaluation Details | |
|----------------------------|-----------------------------|
| Evaluation Company: | Morrison Hershfield Limited |
| Evaluation Date: | July 13 2006 |
| Evaluator Name: | Mark Latimer |

Total Maintenance Events Next 5 years: \$130,000
5 year Facility Condition Index (FCI): 0%

General Summary:

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 Grading)***

Perimeter of building is surrounded by combination of concrete walkways and grass.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 50 | MAR-07 |

Event: Complete drainage improvements at southeast corner**Concern:**

Site drainage reported to be poor at southeast corner of school.

Recommendation:

Complete drainage improvements at southeast corner of school. Could include combination of placement of additional soil, regrading, installation of swales or additional catch basins.

Consequences of Deferral:

Standing water, ice buildup and potential for water to enter building.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2008 | \$40,000 | High |

Updated: MAR-07

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

Asphalt paved parking area at northwest corner.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1990 | 10 | MAR-07 |

Event: Resurface parking area.**Recommendation:**

Resurface the asphalt paved parking area - 600 m2 @ \$100/m2.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2010 | \$60,000 | Low |

Updated: MAR-07

G2020.05 Parking Lot Curbs and Gutters*

Cast-in-place concrete curbs provided on perimeter of parking area.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 25 | MAR-07 |

Event: Replace deteriorated sections of concrete curb

Concern:

Sections of spalled / deteriorated cast-in-place concrete curb.

Recommendation:

Replace deteriorated sections of concrete curb - allow 20 m @ \$190/m.

Consequences of Deferral:

Continued curb deterioration.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2009 | \$4,000 | Medium |

Updated: MAR-07

G2020.06.02 Parking Bumpers*

Wood rails with steel posts house electrical plug-ins.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1990 | 25 | MAR-07 |

G2030.03 Pedestrian Unit Pavers**

Precast concrete paver walkway provided at south portable entrance. Section of brick pavers in east courtyard.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 20 | MAR-07 |

Event: Repair concrete paver entrance walk.

Concern:

Precast concrete paver walk at south portable has settled / displaced. Also broken pavers.

Recommendation:

Relevel / reset precast concrete paver walkway. Replace broken pavers.

Consequences of Deferral:

Uneven walking surface, potential tripping hazard.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2007 | \$1,000 | High |

Updated: MAR-07



G2030.04 Rigid Pedestrian Pavement (Concrete)**

Cast-in-place concrete walkways and/or courtyards provided around the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 15 | MAR-07 |

Event: Repair / replace damaged walkways.

Concern:

Cracks, surface deterioration and settlement noted on cast-in-place concrete walkways at numerous locations.

Recommendation:

Replace deteriorated and settled walkway sections - allow 100 m² @ \$200/m².

Consequences of Deferral:

Potential tripping hazards.



| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2007 | \$20,000 | High |

Updated: MAR-07

G2030.06 Exterior Steps and Ramps*

Wood deck and / or steps provided at some portable entrances / exits.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1979 | 15 | MAR-07 |

Event: Replace portable wood steps and decks.

Concern:

Wood steps and decks have failed painted finish and have experienced minor water damage.

Recommendation:

Replace wood decks and steps - 50 m² @ \$100/m².

Consequences of Deferral:

Continued deterioration may result in poor walking surface.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2008 | \$5,000 | High |

Updated: MAR-07

G2040.06 Exterior Signs*

Wooden school identification sign installed on north side of school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 25 | MAR-07 |

G2040.08 Flagpoles*

Flagpole installed on north side of school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 1978 | 30 | MAR-07 |

G2050.04 Lawns and Grasses*

Most of landscaped sections around school are grassed.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 1978 | 15 | MAR-07 |

G3010.02 Site Domestic Water Distribution*

Water enters into the building on the west side from the city main. The service is a 4" line, and is provided with a water meter.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 1968 | 50 | MAR-07 |

G3020.01 Sanitary Sewage Collection*

A 8" sanitary line leaves the building from the west side and connects to the city main.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 50 | MAR-07 |

G3030.01 Storm Water Collection*

Storm water from the roof is tied to the building main 12" storm water line, which connects to the city main on the west side.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 0 | 50 | MAR-07 |

G3060.01 Gas Distribution*

A 2" gas line serves the building. The gas service enters on the west side of the building from the city main. The gas service is provided with a reducing valve and meter.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 1968 | 50 | MAR-07 |

G4010.02 Electrical Power Distribution Lines*

Pad mount transformer fed underground from utility source.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 5 - Good | 1978 | 50 | MAR-07 |

G4010.03 Electrical Power Distribution Equipment*

Utility owned pad mount (size unknown) transformer located on the West side of school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1978 | 50 | MAR-07 |

G4010.04 Car Plugs-ins*

Approximately 22 energized car plug-ins c/w weather proof covers mounted on wood timbers, supported by steel posts, controlled by BMS. Stall to staff ratio inadequate.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1978 | 25 | MAR-07 |

Event: Install additional car plug-ins.

Concern:

Stall to staff ratio insufficient.

Recommendation:

Supply and install 10 receptacles (20 stalls) to meet stall to staff ratio.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Program Functional Upgrade | 2007 | \$9,500 | Medium |

Updated: MAR-07

G4020.01 Area Lighting*

Site lighting consists of HPS wall packs mounted around the perimeter of school and incandescent pot light fixtures mounted in the soffits above the entrances, both controlled via photo cells.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1978 | 25 | MAR-07 |