

# RECAPP Facility Evaluation Report



## Winterburn Elementary / Junior High School

B3367A  
Edmonton

**Facility Details**

**Building Name:** Winterburn Elementary / Jun  
**Address:** 9527 Winterburn Road N. W  
**Location:** Edmonton

**Building Id:** B3367A  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$6,931,023  
**Construction Year:** 0

**Evaluation Details**

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

**Total Maintenance Events Next 5 years:** **\$286,956**  
**5 year Facility Condition Index (FCI):** **4.14%**

**General Summary:**

Winterburn's first building was built in 1957 (934.57m<sup>2</sup>) and an addition complete in 1959 (371.6m<sup>2</sup>), 1971 (1747.26m<sup>2</sup>) and 2003 (501.75m<sup>2</sup>). The elementary side of the school is the 1957 and 1959 buildings, the junior high areas are the 1971 and 2003 buildings. Common areas are the gym and library (1957 and 1971 buildings) The total area of the facilities is 3555.18 m<sup>2</sup>.

A renovation of the 1971 building boys and girls change rooms was complete in 1977. Another renovation of the 1971 building in 1999 converted a classroom into an open student lunch area. In 1994 a large modernization through staff areas and library was completed. The plans given to us by Alberta Infrastructure do not reflect the 1994 modernization, the 2003 addition nor the removal of the 1949 and 1954 Annex.

Although many items in parts of this school are old, they have all been well maintained but a few items such as upgrading fire doors, ceilings, flooring and painting repair are required for the 1957, 1959 and 1971 sections. One major consideration should be towards the modernization of the boys and girls change rooms. These rooms are not functional for junior high physical education. Showers are not required for this level of education and are wasted space that could be used for better things. Also another way to increase the efficiency of these two rooms is to provide barrier free access.

Onsite there are 4 freestanding portables all built within the early 90's.

Winterburn is in good condition.

**Structural Summary:**

Winterburn is a single storey building. The elementary side of the school is (1957 and 1959 buildings) wood framed construction. The junior high areas: 1971 -concrete block with metal roof construction and 2003 -metal framed construction. The main structural concern are the 1957 and 1959 suspended wood framed floors that have settled due to subsoil problems. This structural movement has caused disruption of some interior flooring finishes. Besides the one problem area the structure of the school is in good condition.

**Envelope Summary:**

All buildings have metal framed windows and exterior storefronts. The roof was new in 1994 and there are some old signs of water penetration. Ceiling tiles and drywall in these stained areas should be replaced and or repainted, this not only allows for a cleaner appearance but also allows monitoring of new roof leaks. Winter conditions were present and no deficiencies were reported at time of report. Envelope appears to be in good condition.

**Interior Summary:**

1957 and 1959 sections of the school have painted gypsum walls, VCT tile, carpet, painted plaster with 12x12 acoustical tile ceilings and a few with drop ceilings. Asbestos is present in the tile in the women staff washroom in the 1957 part of the school. A modernization of the interior finishes are required, some are worn out and need to be replaced. The ceilings in most of the classrooms in this area have extensive staining and should install drop ceilings to allow for a cleaner look and for easier maintenance.

1971 section has VCT tile, rubber flooring, carpet, tile, painted gypsum walls, conc block walls, drop and gypsum ceilings. Although this area has been through many upgrades and a large modernization it still requires some flooring repairs, replacements and maintenance repairs of other finishes. Installation of power assist doors and hardware to girls and boys washrooms are also required to improve freedom of barrier free individuals.

2003 section has VCT tile, painted gypsum board and drop ceilings. This area requires installation of chair rails. The interior is in good condition.

**Mechanical Summary:**

The 1957/1959 building sections are heated and ventilated by furnaces. This system cannot meet ASHRAE 62-1989

standard and present ventilation code requirements. 1972 building section is ventilated by an air handling unit with a gas fired heat exchanger and is heated by perimeter finned radiation. The 2003 addition uses high quality furnaces with economisers to supply air to the classrooms.

There is a small DDC system in the building for control.

The mechanical systems are in fair condition.

**Electrical Summary:**

Main Service for this building is 400 Amp 120/208 volt three phase. Branch circuit panel boards are located throughout the facility. The lighting consists of T12 fluorescent light fixtures with some incandescent and HID light fixtures. Emergency lighting consists of battery packs c/w remote heads with energy efficient LED style exit lights throughout. The fire alarm system is Edwards 6632. Cat5 data network cabling is installed throughout. Telephone system is by Nortel. Paging system is Bogen. Upgrade main distribution switchgear. Upgrade Fire Alarm System by adding strobes. Replace existing lighting system with new T5 lighting system for energy efficiency and life cycle replacement. The electrical is in fair condition.

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

## S1 STRUCTURAL

### A1010.01 Wall Foundations (Continuous Footing)

1957 and 1959 buildings

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

### A1030 Slab on Grade\*

1971 and 2003 buildings.

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

### B1010.01 Floor Structural Frame\*(Building Frame)

1957 and 1959 building- wood framed floor on crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	DEC-04

**Event:** Repair floors.

**Concern:**

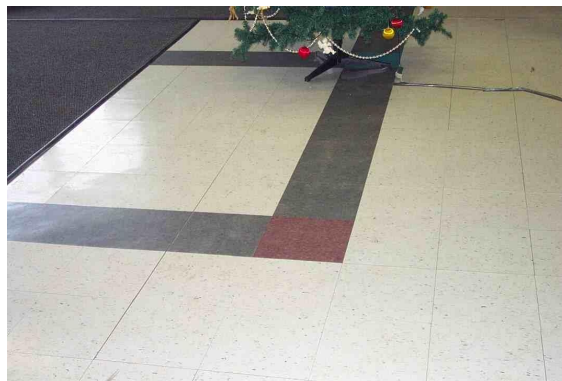
Suspended wood floors have settled due to subsoil problems and have become uneven and some interior finishes disturbed.

**Recommendation:**

Framed wood floors require adjustment and re-leveling.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$32,400	Low

Updated: February 24 2005



### B1010.01.05 Expansion Control

1957 and 1959 buildings

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

### B1010.05 Mezzanine Construction\*

1957 building- stage storage; wood construction.

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

### B1010.09 Floor Construction Fireproofing\*

All buildings

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

**B1020.01 Roof Structural Frame\***

1973 and 2003 buildings; Steel framed flat roof.

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

**B1020.01 Roof Structural Frame\***

1957 and 1959 building- Wood framed flat roof.

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

**B1020.04 Canopies\***

All buildings

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

**B1020.06 Roof Construction Fireproofing\***

All buildings

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

**S2 ENVELOPE****B2010.01.08 Portland Cement Plaster: Ext. Wall\***

All buildings; painted stucco walls.

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

**Event:** Repair damaged walls.**Concern:**

Exterior stucco is damaged and stained in some areas.

**Recommendation:**

Repair and clean areas of large staining.

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

*Updated: February 24 2005***B2010.02.03 Masonry Units: Ext. Wall Const.\***

1971 building.

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

**B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall\***

2003 building

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

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

1957 and 1959 buildings

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

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

All buildings

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

**B2010.06 Exterior Louvers, Grilles, and Screens\***

All buildings

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

**B2010.09 Exterior Soffits\***

All buildings; painted stucco.

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

**B2020.01.01.02 Aluminum Windows\***

All buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	DEC-04

**B2020.01.01.05 Wood Windows\***

1957 building- Storage room 102, gym storage room 147, girls and boys washrooms.

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

**Event: Replace wood windows.**

**Concern:**

Peeling paint from old wood framed windows.

**Recommendation:**

Replace wood windows in mechanical room, custodian office, gym storage, boys and girls washrooms. (7 double windows and 3 single windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$6,480	Low

*Updated: February 24 2005*



**B2020.02.02 Steel-Framed Storefronts**

1972 building- Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	DEC-04

**B2030 Exterior Doors**

1957 building- Kindergarden room has a metal framed door assembly into courtyard.

1971 building- Library has two metal framed door assemblies that open into the courtyard.

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

**B2030.01.02 Steel-Framed Storefronts\***

All buildings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

**B2030.01.06 Automatic Entrance Doors\***

1971 building- Main entrance doors to school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

**B2030.02.01 Metal Doors and Frames**

1957 and 1971 building- Mechanical rooms.

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

**B3010.01 Deck Vapor Retarder and Insulation\***

All buildings

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

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

All buildings -Old stained ceilings; no deficiencies reported.

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

**B3010.08.02 Metal Gutters and Downspouts\***

All buildings.

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

**B3010.09 Roof Specialties and Accessories\***

All buildings- No inside roof access, required.

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

**Event: Install inside roof access ladder and hatch.**

**Concern:**

Presently there is no inside access to any of the buildings roofs.

**Recommendation:**

Install a ladder and roof access hatch.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$5,400	Low

*Updated: February 24 2005*

**B3020.02.03 Roof Windows (Clearstory)**

1999 installed- 1972 building; library area.

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



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

2003 building- Metal stud framing.

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

**C1010.01.03 Unit Masonry Assemblies**

1971 building; painted concrete block.

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

**C1010.01.07 Framed Partitions (Wood Stud)**

1957 and 1959 buildings

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

**C1010.04 Interior Balustrades and Screens, Interior Railings\***

1957 building

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

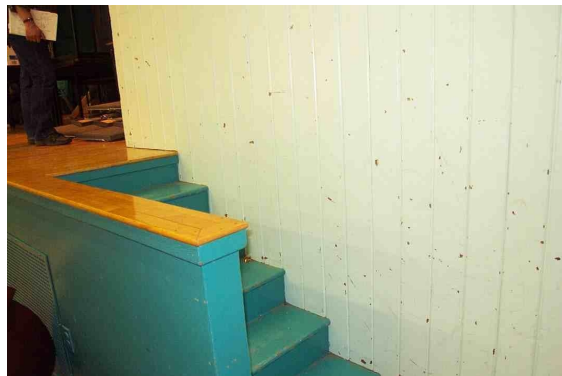
**Event:** Install hand rails.**Concern:**

Stage stairs from gym and from stage down to hallway have no handrails.

**Recommendation:**

Install 2 wall mounted handrails.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$1,080	Medium

*Updated: February 24 2005***C1010.04.01 Metal Railings**

1971 building- ramp down to student lunch area.

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

**C1010.04.04 Grilles and Screens**

1971 building- Front reception area has a grille separating office area from hallway. School store has a metal screen separating store from lunch area.

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

**C1010.05 Interior Windows\***

1957 building- Classrooms  
 1959 building- Classrooms  
 1971 building- Computer room and office area

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

**C1010.07 Interior Partition Firestopping\***

1971 building- Mechanical room

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

**Event: Fill and seal pipe and conduit penetrations.**

**Concern:**

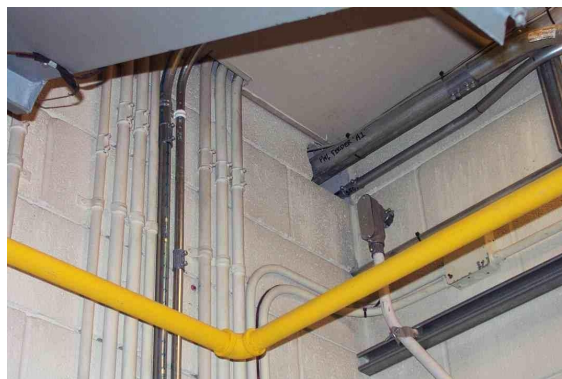
Unsealed penetrations (conduit and pipe) through walls and ceiling, compromising fire separations.

**Recommendation:**

Fill and seal ceiling and wall penetrations with firestopping material

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$1,080	Medium

*Updated: February 24 2005*



**C1020.01.01 Metal Doors and Frames**

2003 building

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

**C1020.01.07 Wood Doors**

1957 and 1959 buildings- Wood frames and doors; painted and only minor paint maintenance required.

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

**C1020.02.02 Steel-Framed Storefronts**

All buildings

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

**C1020.02.06 Automatic Entrance Doors**

1971 building- Barrier free power assist door.

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

**C1020.03 Interior Fire Doors\***

All buildings

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

**Event:** 1071 building- Install hold open devices and labels for fire doors.

**Concern:**

Door assembly doesn't have fire rating label nor hold open devices.

**Recommendation:**

Install hold open devices and acquire fire rating labels. (materials \$500, labour \$250) Cost for Fire alarm panel interface and power supply \$1,000 per door assembly.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$4,860	Medium

Updated: February 24 2005



**Event:** 1957 building- Replace door assembly and hardware.

**Concern:**

These doors are solid wood doors that do not latch or close completely due to hardware problems and large threshold.

**Recommendation:**

Replace door assembly with a properly rated system, appropriate hardware and replace threshold with a more appropriate sized one. Reuse existing hold open hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$11,340	Medium

Updated: February 24 2005



**Event:** 1959 building- Acquire about fire rated labels for door assembly.

**Concern:**

The wood constructed fire door assembly has hold open devices but doesn't have fire rated labels nor do these doors latch when closed.

**Recommendation:**

Replace door assembly with a properly rated system and appropriate hardware but reuse hold open devices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$10,800	Medium

Updated: February 24 2005



**C1020.07 Other Interior Doors\***

1957 building- gym storage under stage.

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

**Event:** **Replace storage doors.**

**Concern:**

Chair storage under stage has doors don't close, are missing hardware, broken wood and hinges that cannot hold up to wear and tear.

**Recommendation:**

Replace doors with appropriate closing hardware and hinges.

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

*Updated: February 24 2005*



**C1030.01.01 Chalkboards**

1959 building- Classroom 115 and 116.

1957 building- Classroom 113 and 111.

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

**Event:** **Replace chalkboards with whiteboards.**

**Concern:**

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

**Recommendation:**

Replace 7 chalkboards with whiteboards. Repair walls as needed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$7,560	Low

*Updated: February 24 2005*



**C1030.01.02 Markerboards**

All buildings- Classrooms, staff and office areas.

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

**C1030.01.03 Tackboards and Visual Aid Boards -Remainder of Building**

All buildings- classrooms.

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

**C1030.01.03 Tackboards and Visual Aid Boards 1957 & 1958 Hallway**

1957 building- Hallway  
 1971 building- Hallway and classroom 136.

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

**Event: Replace tackboards**

**Concern:**

In hallway areas and in some classrooms the tackboards are painted and the paint is starting to chip off.

**Recommendation:**

Replace all tackboards that have been painted in hallway and in some classrooms. (10 boards)

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

Updated: February 24 2005



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

1957 and 1971 buildings- Girls and boys washrooms and staff men and womens washrooms.

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

**Event: Replace partitions**

**Concern:**

1971 building- Girls and boys washroom partition doors are bent and have graffiti markings on them.

**Recommendation:**

Replace all boys and girls partitions. Match girls partitions to newer burgundy ones. (2 regular stalls and 2 handicapped stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$10,260	Low

Updated: February 24 2005





**C1030.05 Wall and Corner Guards\***

All buildings.

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

**Event:** Install wall and corner guards.

**Concern:**

All areas in school require corner guards and some wall guards are required in the 2003 building.

**Recommendation:**

Install corner guards in hallways and high traffic areas throughout building. Repair wall and install wall guards in classrooms in 2003 building.



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

*Updated: February 24 2005*

**C1030.06.03 Wood Handrails**

1971 building- ramp down to library from main entrance; painted.

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

**C1030.08 Interior Identifying Devices\***

1971 building- Main entrance features a wall mounted directory and arrows pointing to locations of certain areas of school.

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

**C1030.10 Lockers\***

1957 and 1971 building- Older but well maintained.  
2003 building- New

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

**C1030.12 Storage Shelving\***

All buildings- wood and metal.

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

**C1030.14 Toilet, Bath, and Laundry Accessories\***

1957 and 1971 buildings- Girls and boys washrooms and staff men and womens washrooms.

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

**C2010.01 Cast-In-Place Concrete Stair Construction**

1971 building- Student lunch area.

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

**C2010.04 Wood Stair Construction**

1957 building- Stage stairs up to storage, stage stairs down to gym and down to hallway; painted.

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

**C2020.05 Resilient Stair Finishes\***

1971 building- Student lunch area and girls and boys locker rooms

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

**C3010.01 Concrete Wall Finishes\***

1971 building- Mechanical room.

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

**C3010.02 Wall Paneling\***

1971 building- girls and boys change rooms, stage and custodians office.

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

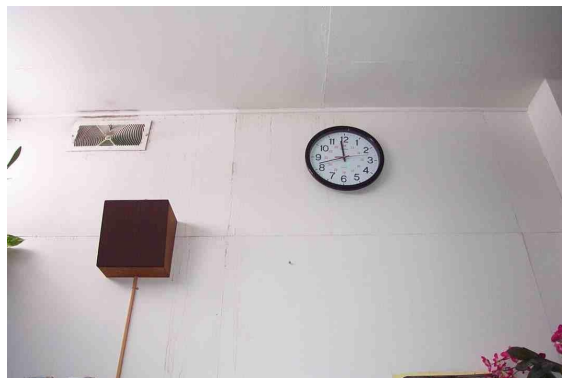
**Event: Custodians office plywood paneling requires replacement.**

**Concern:**  
Painted plywood paneling has extensive water damage.

**Recommendation:**  
Remove all plywood paneling and install drywall. Paint.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$4,320	Low

*Updated: February 24 2005*



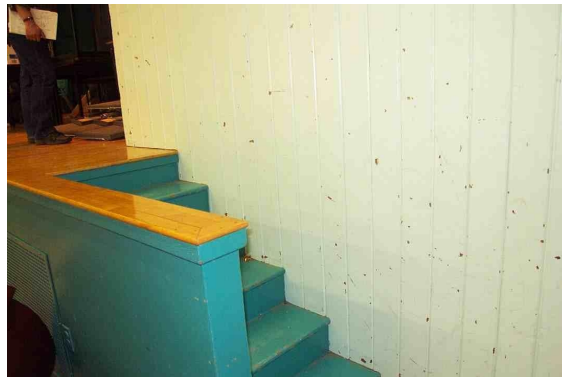
**Event: Stage wood paneling needs to be repainted.**

**Concern:**  
Paneling paint is chipped and worn.

**Recommendation:**  
Sand down and repaint wood.

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

*Updated: February 24 2005*



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

1957, 1959, 1971 and 2003 buildings; painted

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

**C3010.06 Tile Wall Finishes\***

1957 building- Boys washroom; around urinals.

1971 building- Girls and boys washrooms and girls and boys locker room shower areas.

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

**Event:** Replace tiles around urinals in boys washrooms.

**Concern:**

Tiles in washroom areas are old and grout is discolored and dirty.

**Recommendation:**

1957 building- Boys washroom- replace tiles around urinal.

1971 building- Boys washroom- replace tile around urinal.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$1,080	Low

*Updated: February 24 2005*

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

Gym

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



**C3010.11 Interior Wall Painting\***

1971 building -Painted concrete block

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

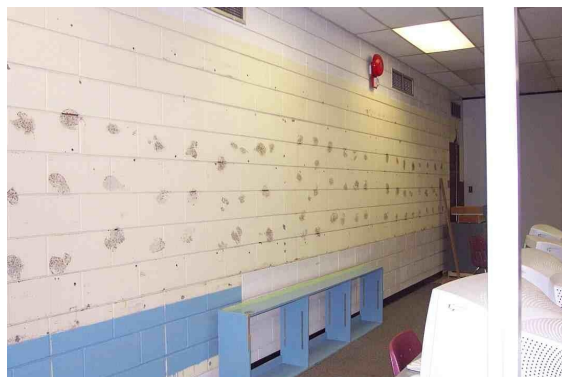
**Event: Remove glue and repaint wall**

**Concern:**

Concrete block wall in computer room ANC 138 use to have chalkboards on the back wall and have since been removed but the glue that held the boards on has not. Also remove partial demountable wall and replace with drywall and paint. The demountable partition was put up because it use to be a second entrance to the room.

**Recommendation:**

Remove old glue, repair wall and repaint, including the partial demountable wall.



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

*Updated: February 24 2005*

**C3020.02 Tile Floor Finishes\***

1957 building- Boys washroom; around urinals.

1971 building- Girls and boys washrooms and girls and boys locker room shower areas.

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

**Event: Replace tiles in boys and girls washrooms.**

**Concern:**

Tiles in washroom areas are old and grout is discolored and dirty.

**Recommendation:**

1957 building- Boys washroom- replace tiles around urinal.  
 1971 building- Boys washroom- Replace tile floor and floor around urinal. Girls washroom- Replace tile flooring and base match to tile in newer addition.  
 (approx 45 m<sup>2</sup>)



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$8,316	Low

*Updated: February 24 2005*

**C3020.04 Wood Flooring\***

Gym and stage flooring.

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

**Event:** **Gym- Resurface and repaint athletic lines.**

**Concern:**

Gym flooring finish is wearing down and painted lines are chipped.

**Recommendation:**

Strip finish and lines and refinish and paint new lines.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$10,800	Low

*Updated: February 24 2005*



**C3020.07.01 Resilient Tile Flooring**

1957 building- Classrooms, hallway, washroom

1959 building- classrooms, hallway

1971 building- classrooms, office area, hallways

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

**Event:** **1957 building- Replace washroom tile flooring**

**Concern:**

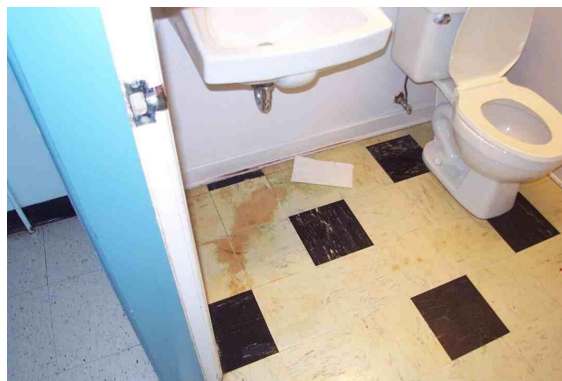
Tile flooring in womens staff washroom are old worn down tiles.

**Recommendation:**

Replace 9x9 tiles with VCT tiles. See F2020.01

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$540	Low

*Updated: February 24 2005*



**Event:** **1971 building- Office area**

**Concern:**

Tiles are mismatched and seams are not well introduced into different patterns of flooring.

**Recommendation:**

Replace flooring in production and detention areas of main office.(approx. 65 m<sup>2</sup>)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$2,484	Low

*Updated: February 24 2005*



**C3020.07.01 Resilient Tile Flooring**

2003 building- classrooms, hallway.

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

**C3020.07.02 Resilient Sheet Flooring**

1971 building- Office area

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

**C3020.08 Carpet Flooring\***

1957 building- Classrooms 114, 113 and 112  
 1959 building- Classrooms 118,117,116 and 115  
 1971 building- Classrooms 140, 139, 138 and 136. Library, staff lounge and main office.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	10	DEC-04

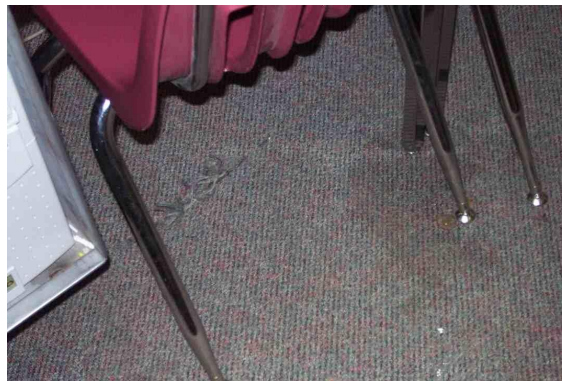
**Event: Install rubber feet to desks and chairs.**

**Concern:**

Seams in the carpet have come unraveled due to movement of metal feet on chairs and desks.

**Recommendation:**

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



<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2006	\$1,080	Low

*Updated: February 24 2005*

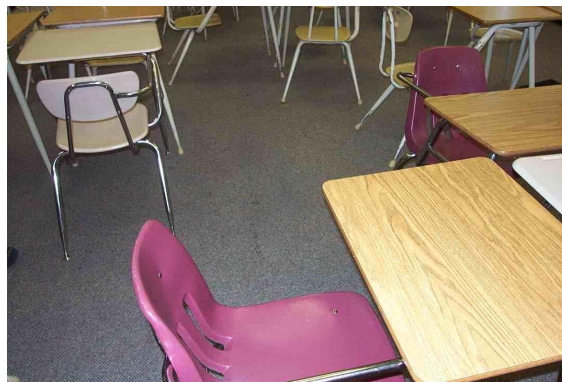
**Event: Replace carpet**

**Concern:**

Carpet in classrooms ECS 117, sections of library 126, classrooms 139 and 136 are torn, stained, worn down and in some sections loose and rippled causing tripping hazard.

**Recommendation:**

Replace carpet in these areas of the school. (approx. 320m<sup>2</sup>)



<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2006	\$21,600	Medium

*Updated: February 24 2005*

**C3030.04 Gypsum Board Ceiling Finishes\***

1957, 1959 and 1971 buildings

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

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

1957 building- ANC 111  
1971 and 2003 buildings. Maintenance is required to replace stained ceiling tiles.

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

**C3030.09 Other Ceiling Finishes\***

1957 and 1959 building- acoustical 12x12 ceiling tiles

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

**Event: Install drop ceiling**

**Concern:**

Ceiling tiles are stained and some are cracked.

**Recommendation:**

Install drop ceilings to all classrooms that have the 12x12 ceiling tiles (approx. 489.01m<sup>2</sup>)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$19,980	Low

*Updated: February 24 2005*



**C3030.09 Other Ceiling Finishes\***

1957 and 1971 buildings- Gym, acoustical ceiling tiles.

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

**Event: Replace ceiling finish**

**Concern:**

Ceiling tiles are loose and falling.

**Recommendation:**

Remove ceiling tiles and replace with suspended acoustical panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$27,000	Medium

*Updated: February 24 2005*



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

Floor mounted, flush tank water closets, some with open front seats, some with closed front seats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

**D2010.02 Urinals\***

Floor mounted urinals, some with automatic flush system, some with flush valves and some with infrared flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

**D2010.03 Lavatories\***

1994 - Majority of lavatories are vitreous china with mixing tees in millwork counters. Some lavatories are wall hung.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

**D2010.04 Sinks\***

Stainless steel sinks with swing spouts in some classrooms, lunchroom, and staffroom. Floor mounted plastic janitor sink with mixing taps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

**D2010.04 Sinks\* 1957**

1957 - Raised janitor sink with separate hot and cold water taps.

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

**Event: Replace janitor sink.****Concern:**

Elevated sink and split taps difficult to use. Sink is stained.

**Recommendation:**

Replace one janitor sink with floor mounted sink and new trim.

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

*Updated: February 18 2005*

**D2010.05 Showers\***

1998 - 6 shower stalls in boys shower room and 6 shower stalls in girls. Push button controls and tempering mixing valve. Currently not in use, space used as storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04



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

1957 & 1959 sections have wall hung, non-refrigerated water fountains.  
1972 section has wall hung refrigerated water fountain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

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

Copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	DEC-04

**D2020.01.02 Valves: Domestic Water**

Ball and gate valves installed on main water lines.

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

**D2020.01.03 Piping Specialties (Backflow Preventors)\***

No backflow preventer on main water line into building.

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

**D2020.02.02 Plumbing Pumps: Domestic Water\***

3 inline circulating pumps for each of the domestic hot water tanks.

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

**D2020.02.06 Domestic Water Heaters\***

2000 - State Sandblaster hot water heater with 31.7 kW input, 284 litre capacity.  
2000 - John Wood hot water heater with 11.1 kW input, 151 litre capacity.

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

**D2020.02.06 Domestic Water Heaters\***

1975 - State Sandblaster hot water heater with 31.7 kW input, 284 litre capacity.

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

**D2020.03 Water Supply Insulation\*: Domestic**

Domestic hot, cold and recirculation piping insulated in 1972 section.

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

**D2030.01 Waste and Vent Piping\***

Copper above ground.

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

**D2040.01 Rain Water Drainage Piping Systems\***

Steel piping in 1957, 1959, 1972 sections. ABS in 2003 sections.

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

**D2040.02.04 Roof Drains\***

Roof drains with gravel guards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	DEC-04

**D3010.02 Gas Supply Systems\***

Gas distribution piping to heating boilers, gas fired air handling unit heating section, domestic hot water heaters, and furnaces.

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

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

1972 - Two Raypack boilers model 1060 WT, 280.0 kW input for 1972 building.

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

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

Two B-Vent chimneys up through roof, one for each boiler.

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

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

Chemical pot feeder.

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

**D3020.03.01 Furnaces\* 1957 & 1959**

1957, 1959 - Classrooms in this section have horizontal furnaces. Palm Aire model PAS100-EH with 26.4 kW input, 21.1 kW output. One classroom has newer Carrier furnace with 25.8 kW input, 20.8 kW output. Gym has four Lennox furnaces with 55.4 kW input and 41.9 kW output. Finally, a Lennox furnace for 1957 hallway, with 47.5 kW input and 38.0 kW output.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	DEC-04

**Event: Replace furnaces with air handling unit in 1957/1959 classrooms.**

**Concern:**

The furnaces for the classrooms are not providing sufficient fresh air for the classrooms. They are also old, showing signs of wear, and inefficient.

**Recommendation:**

Remove the existing furnaces in the 1957/1959 classrooms and install a central roof top unit with ductwork run to each classroom. (\$60,000)

Also install perimeter ceiling radiant heating system with new boilers and circulating pumps. Boilers should be sized to supplement heat for new gym air handling unit (\$60,000)



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$129,600	Low

*Updated: February 18 2005*

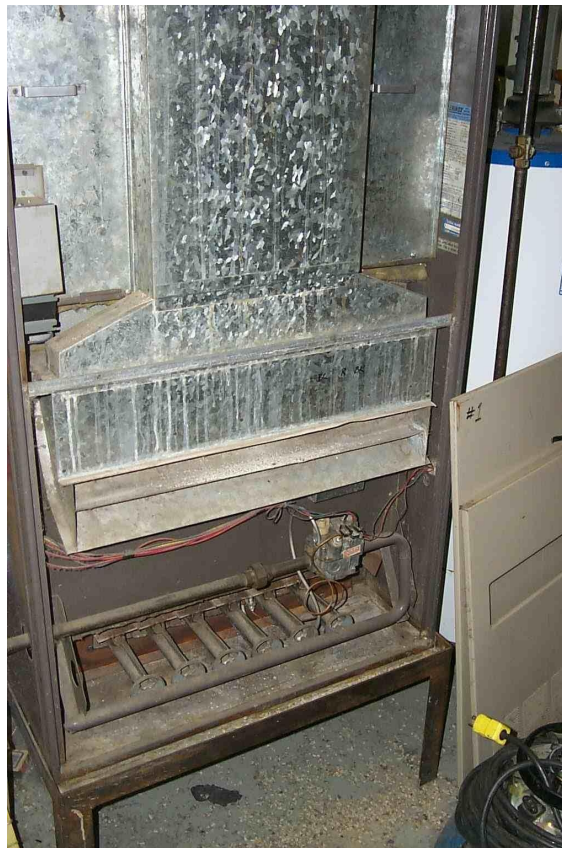
**Event: Replace gym and hallway furnaces with air handling unit**

**Concern:**

Furnaces for gym and hallway are obsolete and showing signs of wear. Furnace not supplying sufficient fresh air.

**Recommendation:**

Install air handling unit with hot water coil and economiser section to replace furnaces. Improve ductwork and diffusion in gym. Add perimeter fin heating to gym for non-occupied heating.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$64,800	Low

*Updated: February 18 2005*



**D3020.03.01 Furnaces\* 2003**

2003- Change Air Series 1200 furnaces with economiser section, pleated filters, accoustic lining in 2003 wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	25	DEC-04

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

Metal chimneys exhaust to outside.

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

**D3040.01.01 Air Handling Units: Air Distribution\***

Air handling unit with supply fan and separate gas fired heating section serves east and north wings. Return air fan and mixing dampers.

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

**D3040.01.04 Ducts: Air Distribution\***

Medium velocity supply air ductwork for 1972 section. Some ducting for 1957 building for gym.

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

**D3040.01.05 Duct Accessories: Air Distribution\***

Balancing damper installed.

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

**D3040.01.07 Air Outlets & Inlets:Air Distribution\***

Cone diffusers and deflection grilles throughout the 1972 and 2003 building sections. Grilles in millwork for 1957/1959 classrooms.

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

**D3040.03.01 Hot Water Distribution Systems\***

Steel piping for hot water distribution.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	DEC-04

**D3040.04.01 Fans\*: Exhaust**

General exhaust fan for 1957/1959 classrooms. Washroom exhausts for 1972 and 1957 washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

**D3040.04.03 Ducts\*: Exhaust**

Low velocity ductwork.

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

**D3040.04.05 Air Outlets and Inlets\*: Exhaust**

Exhaust grilles in washrooms and corridor ceiling.

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

**D3050.01.01 Computer Room Air Conditioning Units\***

No air conditioning for computer labs.

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

**Event:** Install air conditioning for 2 computer labs.

**Concern:**

Computer labs become hot and uncomfortable when fully occupied.

**Recommendation:**

Install a 5 ton split system air conditioning system in each of the 2 computer labs. Install condenser on roof.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$38,880	Low

*Updated: February 18 2005*

**D3050.05.02 Fan Coil Units\***

Hot water fan coil unit installed at entrance to 1972 section of the building.

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

**D3050.05.03 Finned Tube Radiation\***

Finned tube radiation installed around perimeter of 1972 section of the building. Complete with metal casing.

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

**D3050.05.06 Unit Heaters\***

Hot water unit heater installed in 1972 mechanical room to temper combustion air.

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

**D3060.02.02 Pneumatic Controls\***

Pneumatic compressor for hot water control valves and air handling unit damper controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	DEC-04

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

1985 -Paragon EC128 BMCS system installed.

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

**D4030.01 Fire Extinguisher, Cabinets and Accessories\***

Some pump tank and some chemical fire extinguishers throughout the building.

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

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

Underground service from Pad Mounted transformer. Original installation

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

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

Original Westinghouse Main Distribution Panel c/w 16 spaces. 400 Amp, 120/208 volt three phase.

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

**Event:** **Original Equipment. No spare spaces available.**

**Concern:**

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

**Recommendation:**

Replace existing switchgear with new equipment. Evaluate peak demand and upgrade service size accordingly.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$48,600	High

*Updated: February 18 2005*

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

1997 installed - Federal Pioneer Panels. Spare capacity available.

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

**D5010.07 Motor Control Centers (Motor Control)\***

Paragon EC 128 Mechanical Energy System's control.

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

**D5010.07.02 Motor Starters and Accessories\***

Cutler Hammer Motor Starters.

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

**D5020.01 Electrical Branch Wiring\***

Wiring is original, installed in conduit.

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

**D5020.02 Interior Lighting**

Wrap Around Surface and Recessed 2x4 fluorescent light fixtures c/w magnatic ballasts and T12 lamps. Acrylic lenses shield the lamps. Some classrooms have T8 lamps light fixtures c/w electronic ballasts.

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

**Event:** **Classrooms and Hallways use fluorescent light fixtures c/w T12 lamps and Acrylic lenses and magnatic ballasts. Some classrooms have T8 light fixtures c/w electronic ballasts.**

**Concern:**

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

**Recommendation:**

Upgrade lighting system in school with new light fixtures that utilize T5 lamps and electronic ballasts. Direct and indirect lighting should be utilized in classrooms with computers. Layout of the new lighting system shall be redesigned to comply with new layout of classrooms and computers. Payback will be within 8 year cycle.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2005	\$208,440	Medium

*Updated: February 18 2005*

**D5020.02.01 Lighting Accessories (Lighting Controls)\***

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

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

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

**Concern:**

Lights are left on with out occupants in the area. Electrical energy is wasted. No master sweep to turn lights on or off at end or start of working hours.

**Recommendation:**

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2005	\$28,080	Low

*Updated: February 18 2005*

**D5020.03 Exterior Building Lighting**

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

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

**D5020.03.03 Emergency Lighting\***

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

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

**D5030.01 Detection and Alarm Fire Alarm\***

1987 installed- Edwards 6632 - 15 zones, 2 signal ccts. Annunciator at front Entrance.

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

**Event: 1987 installed- Edwards 6632 Fire Alarm Panel.**

**Concern:**

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

**Recommendation:**

Replace control panel with new Fire alarm control panel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$10,800	Medium

*Updated: February 18 2005*

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

**Concern:**

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

**Recommendation:**

Install new strobes with current location of all bells. Total of 10 bells and strobes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$6,480	High

*Updated: February 18 2005*

**D5030.02.02 Intrusion Detection\***

2004 upgrade- Motion detectors are located in common areas and where windows are located. DSC NACSYS PC4020.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	25	DEC-04

**D5030.03 Clock and Program Systems\***

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

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

**D5030.04.01 Telephone Systems\***

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

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

**D5030.04.02 Paging Systems\***

2001 installed- New Paging, Music System by Bogen MutiCom2000.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	0	25	DEC-04

**D5030.04.05 Local Area Network Systems\***

1999 installed- Cat5 data cabling, wired in conduit and free air and is located through out the school. Drops are in surface mounted conduit. Supernet is installed in school.

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

**D5030.05 Public Address and Music Systems\***

2001 installed- New Paging, Music System by Bogen MutiCom2000.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	0	0	DEC-04

**D5030.06 Television Systems\***

Cable TV is located in every classroom.

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

**D5090.01 Uninterruptible Power Supply Systems\***

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

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

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

1971 building- book trolleys and metal racks.

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

**E1020.03 Theater and Stage Equipment\***

Lights and curtains.

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

**E1020.06 Detention Equipment\***

1971 building- office area; detention hardware and doors.

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

**E1020.07 Laboratory Equipment\***

1971 building

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

**E1090.02.03 Bins**

Located on the southside of the school.

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

**E1090.03 Food Service Equipment\***

1971 school store- 2 commercial pop coolers.

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

**E1090.04 Residential Equipment\***

1971 building- Student eating area has 8 microwaves  
School store has microwave and a stand up freezer  
Staff kitchen has a range, fridge/freezer, deep freeze, dishwasher and microwave.

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

**E1090.07 Athletic, Recreational, and Therapeutic Equipment\***

Gym has basketball nets, volleyball nets, gymnastic equipment, mats, hockey nets, hockey sticks, cross country skis, hoola hoops and sports balls.

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



**E1090.07.03 Gymnasium Dividers**

Net divider separates gym in half. Power lowered from ceiling.

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

**E2010.02.05 Educational Facility Casework\***

1957, 1959 and 1971 buildings- Some classrooms require maintenance (painting).

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

**E2010.02.05 Educational Facility Casework\***

2003 bulding

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

**E2010.02.07 Kitchen Casework\***

1971 building- staff kitchen and school store

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

**E2010.02.08 Laboratory Casework\***

1971 building- room 134

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

**E2010.02.09 Library Casework\***

Stationary and moveable wood bookcases, tables and main desk.

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

**E2010.03.01 Blinds\***

2003 building- rolldown blinds

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

**E2010.03.01 Blinds\***

1957 and 1971 buildings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	DEC-04

**Event: Replace blinds**

**Concern:**

Blinds are broken and missing from high traffic areas.

**Recommendation:**

Replace blinds in student lunch area (2 windows) and in bootroom in 1957 building (1 window) with roll down blinds. Make sure blind cords are fastened safely to wall to prevent strangulation.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$1,620	Low

*Updated: February 24 2005*

**E2010.03.01 Blinds\***

1971 building -Office and staff lounge; venetians and verticle blinds.

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

**E2010.05 Fixed Multiple Seating\***

1971 building- Student lunch area. Stools and tables.

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

**E2020.04.01 Portable Audience Seating**

Gym stage seating is stored under stage.

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

**F1010.02.04 Portable and Mobile Buildings 190**

1985 construction, signage designates as portable 190.

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

**Mechanical:** Heating and ventilation provided by a Palm Aire furnace with an input of 26.4 kW and output of 20.0 kW. The furnace come with an outside wall intake louvre for fresh air and supplies air along ductwork to grilles in the millwork of the portable. The furnace cannot provide the required minimum fresh air required by ASHRAE 62.

**Elec:** Stand alone electrical panel, connected aerially to main building service. Exit signage and emergency battery packs installed. Wrap around light fixtures c/w T12 lamps. Rating of 4.

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

**Event: Replace chalkboards with whiteboards.**

**Concern:**

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

**Recommendation:**

Replace 2 chalkboards with whiteboards, repair walls as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$2,160	Low

*Updated: February 24 2005*



**Event: Replace furnace and upgrade fresh air supply system.**

**Concern:**

The furnaces are not providing sufficient fresh air to the portables.

**Recommendation:**

Replace furnaces and upgrade outdoor air system with improved economiser section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$10,800	Medium

*Updated: February 24 2005*



**F1010.02.04 Portable and Mobile Buildings 251**

1993 construction, signage designates as portable 251.

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

**Mechanical:** Heating and ventilation provided by a Lennox Whisper Heat furnace with an input of 29.3 kW and output of 23.4 kW. The furnace come with an outside wall intake louvre for fresh air and supplies air along ductwork to grills in the millwork of the portable. The furnace cannot provide the required minimum fresh air required by ASHRAE 62.

**Elec:** Stand alone electrical panel, connected aerially to main building service. Exit signage and emergency battery packs installed. Wrap around light fixtures c/w T12 lamps. Rating of 4.

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

**Event: Repair fire door.**

**Concern:**

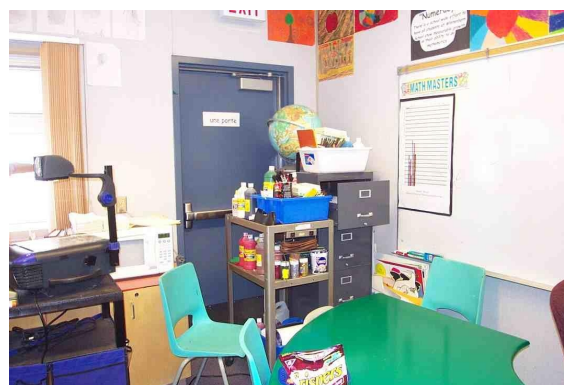
Fire exit door doesn't open and now has a filing cabinet and other items in front of the inoperable door.

**Recommendation:**

Remove items blocking fire path and repair door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$108	Medium

*Updated: February 24 2005*



**Event: Replace carpet**

**Concern:**

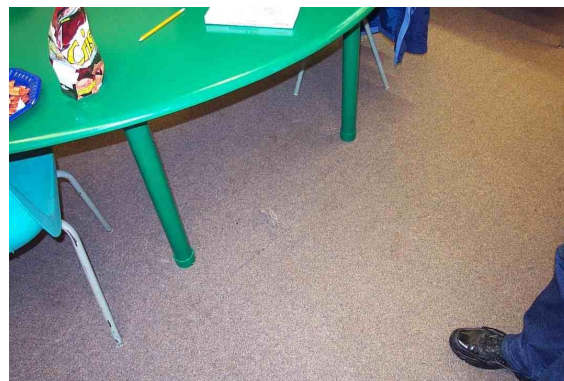
Carpet is fraying and not pulled tight enough so it has bunched up in areas causing tripping hazards.

**Recommendation:**

Replace carpet. (84m<sup>2</sup>)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$5,616	Medium

*Updated: February 24 2005*



**Event: Replace chalkboards with whiteboards.**

**Concern:**

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

**Recommendation:**

Replace 3 chalkboards with whiteboards.

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

*Updated: February 24 2005*



**Event: Replace furnace and upgrade fresh air supply system.**

**Concern:**

The furnaces are not providing sufficient fresh air to the portables.

**Recommendation:**

Replace furnaces and upgrade outdoor air system with improved economiser section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$10,800	Medium

*Updated: February 24 2005*

**Event: Replace verticle blinds**

**Concern:**

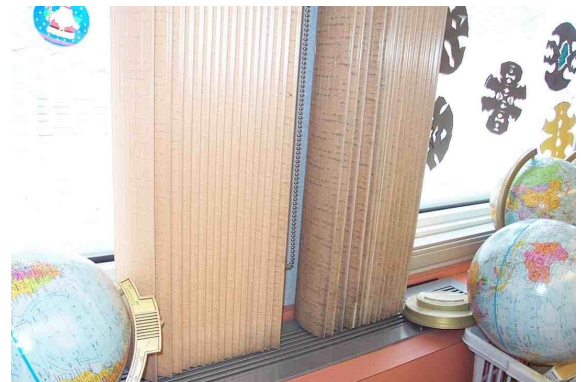
Blinds are warped, discolored and dirty.

**Recommendation:**

Replace blinds with rolldown blinds.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$1,620	Low

*Updated: February 24 2005*





**F1010.02.04 Portable and Mobile Buildings 256**

1993 construction, signage designates as portable 256.

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

Mechanical: Heating and ventilation provided by a Lennox Whisper Heat furnace with an input of 29.3 kW and output of 23.4 kW. The furnace come with an outside wall intake louvre for fresh air and supplies air along ductwork to grills in the millwork of the portable. The furnace cannot provide the required minimum fresh air required by ASHRAE 62.

Elec: Stand alone electrical panel, connected aerially to main building service. Exit signage and emergency battery packs installed. Wrap around light fixtures c/w T12 lamps. Rating of 4.

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

**Event: Replace blinds**

**Concern:**

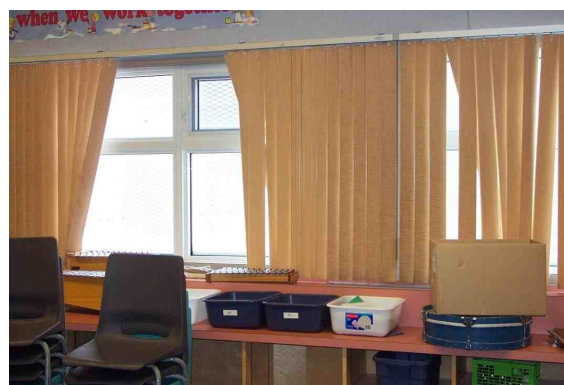
Blinds are discolored and inoperable.

**Recommendation:**

Replace blinds with roll down blinds.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2006	\$1,620	Low

*Updated: February 24 2005*



**Event: Replace carpet**

**Concern:**

Carpet is stained and has frayed.

**Recommendation:**

Replace carpet. (84m<sup>2</sup>)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2006	\$5,616	Medium

*Updated: February 24 2005*



**Event: Replace chalkboards with whiteboards.**

**Concern:**

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

**Recommendation:**

Replace 3 chalkboards with whiteboards.

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

*Updated: February 24 2005*

**Event:** **Replace furnace and upgrade fresh air supply system.**

**Concern:**

The furnaces are not providing sufficient fresh air to the portables.

**Recommendation:**

Replace furnaces and upgrade outdoor air system with improved economiser section.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Indoor Air Quality Upgrade	2006	\$10,800	Medium

*Updated: February 24 2005*



**F1010.02.04 Portable and Mobile Buildings 258**

1993 construction, signage designates as portable 258.

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

Mechanical: Heating and ventilation provided by a Lennox Whisper Heat furnace with an input of 29.3 kW and output of 23.4 kW. The furnace come with an outside wall intake louvre for fresh air and supplies air along ductwork to grills in the millwork of the portable. The furnace cannot provide the required minimum fresh air required by ASHRAE 62.

Elec: Stand alone electrical panel, connected aerially to main building service. Exit signage and emergency battery packs installed. Wrap around light fixtures c/w T12 lamps. Rating of 4.

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

**Event: Replace carpet**

**Concern:**

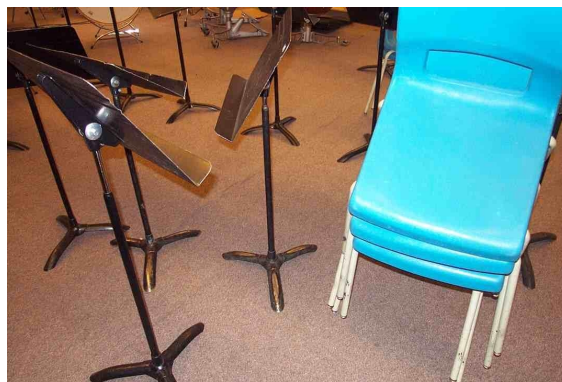
Carpet is fraying and stretched so now it has bunched up in areas causing tripping hazards.

**Recommendation:**

Replace carpet. (84m<sup>2</sup>)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$5,616	Medium

*Updated: February 24 2005*



**Event: Replace chalkboard with whiteboard.**

**Concern:**

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

**Recommendation:**

Replace chalkboard with whiteboard, repair wall as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$1,080	Low

*Updated: February 24 2005*

**Event: Replace furnace and upgrade fresh air supply system.**

**Concern:**

The furnaces are not providing sufficient fresh air to the portables.

**Recommendation:**

Replace furnaces and upgrade outdoor air system with improved economiser section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$10,800	Medium

Updated: February 24 2005

**F2020.01 Asbestos\***

1957 building- Womens staff washroom.

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

**Event:** Investigate asbestos material.

**Concern:**

Tile flooring in womens staff washroom may contain asbestos.

**Recommendation:**

Determine degree of asbestos present.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$216	Low



Updated: February 24 2005

**F2020.09 Other Hazardous Materials\***

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

<b>Facility Details</b>	
<b>Building Name:</b>	Winterburn Elementary / Jun
<b>Address:</b>	
<b>Location:</b>	Edmonton
<b>Building Id:</b>	S3367
<b>Gross Area (sq. m):</b>	0.00
<b>Replacement Cost:</b>	\$0
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	
<b>Evaluation Date:</b>	
<b>Evaluator Name:</b>	

**Total Maintenance Events Next 5 years:  
5 year Facility Condition Index (FCI): 0%**

**General Summary:**

Winterburn school is located at 9527 215 Street. Staff parking is located on Westside of building and fire lane is located on the south side. Traffic was a concern since there was no drop off lane and vehicles were using the fire lane and staff parking. In 2004 a one way ring road with drop off stalls on the south side of the tarmac was constructed. This has allowed traffic to be diverted away from the main entrance of school and teachers area during peak times. Now that the drop off lane has been constructed, proper signage and chain link divider need to be installed at fire lane entrance. Flag pole seems to be leaning towards school and should be repaired. Beside these two minor deficiencies this site is in good condition.

Mechanical: Water supply recently changed to a municipal supply from a tank supply system. Sanitary from school goes to septic field. No storm drainage system. Standard gas utility system.

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

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

<b>Rating Guide</b>	
<b>Condition Rating</b>	<b>Performance</b>
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)\***

Country road 1 lane both ways.

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

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

Westside of school, staff and visitor parking. Winter conditions no deficiencies to report

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

**G2020.05 Parking Lot Curbs and Gutters\***

Winter conditions no deficiencies to report

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

**G2020.06.01 Traffic Barriers\***

Fencing around drop off area.

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

**G2020.06.02 Parking Bumpers\***

Staff parking.

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

**G2020.06.03 Parking Lot Signs\***

Staff parking sign and handicap drop off.

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

**G2020.06.04 Pavement Markings\***

Winter conditions no deficiencies to report

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

**G2030.03 Pedestrian Unit Pavers\***

Winter conditions no deficiencies to report.

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

**G2030.06 Exterior Steps and Ramps\***

South and east side of school have stairs.

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

**G2040.02 Fences and Gates\***

Fences are along drop off lane dividing play area from traffic. No other fence around field.

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

**G2040.03 Athletic and Recreational Surfaces\***

Winter conditions no deficiencies to report; south and east side of building.

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

**G2040.04.01.04 Sports Goals and Equipment\***

Basketball nets, soccer goals and baseball diamonds.

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

**G2040.05 Site and Street Furnishings\***

Picnic tables in courtyard

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

**G2040.05.04 Bicycle Racks**

Located on the westside of school in front of the main office area. Lack of bicycle racks but due to location one is sufficient.

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

**G2040.06 Exterior Signs\***

One sign on school and other visible for vehicle traffic (wood sign with message area)

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

**G2040.08 Flagpoles\***

Westside of school- slanted towards school, requires to be straightened.

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

**G2050.04 Lawns and Grasses\***

Winter conditions no deficiencies to report

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

**G2050.05 Trees, Plants and Ground Covers\***

Trees surround the field area and are used as a natural fence.

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

**G3010.02 Site Domestic Water Distribution\***

Water line connects to city main.

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

**G3010.03 Site Fire Protection Water Distribution\***

Fire hydrant in front of school.

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

**G3020.02 Septic Systems\***

Sanitary drains to septic tanks then to septic field.

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

**G3030.01 Storm Water Collection\***

Storm water drains to grade around school. No catchbasins.

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

**G3060.01 Gas Distribution\***

Gas line connects to utility mains.

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

**G4010.02 Electrical Power Distribution Lines\***

Pad mounted transformer. Power lines main and secondary are buried underground. Not accessible.

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

**G4010.04 Car Plugs-ins\***

Weatherproof, wall mounted duplex receptacles are allocated as one duplex receptacle per each two stalls.

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

**G4020.01 Area Lighting\***

Parameter lighting is mounted to the side of the building.

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

## S8 FUNCTIONAL ASSESSMENT

### K1010 Site Location & Access

School is accessed from Winterburn road (country road) and is located outside the city. Somewhat isolated from other buildings.

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

### K2010.01 Building Entrance/ Reception (location)

Main entrance is on the westside of school, reception is the primary focal upon entrance.

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

### K2010.02 Major Corridors (Layout, Orientation)

Elementary area is located south of the main reception and the junior high area is located east of the main reception. Both sides are separate from one another only sharing gym and library.

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

### K2030 Program Layout

1971 building- Boys and girls gym locker rooms.

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

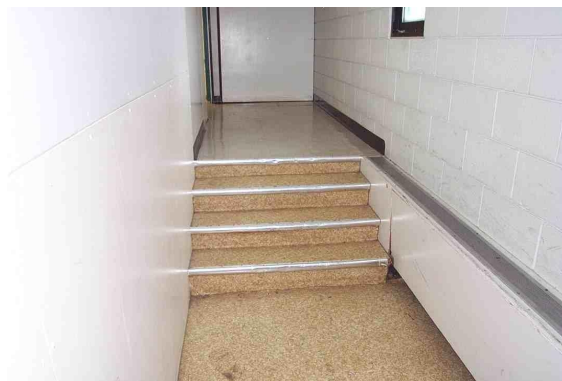
**Event: Modernize**

**Concern:**

Boys and girls locker rooms both have large shower areas that are unused and not required.

**Recommendation:**

Create a more functional space by renovating locker rooms. remove shower areas in order to add additional lockers, benches and change room partitions for both boys and girls. Wall finishes need to be replaced and floor finishes require replacement as well. Reconfiguring of rooms to allow for barrier free accessibility in these areas with ramp access and barrier free washroom stall and sink.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$54,000	Low

*Updated: February 24 2005*

### K4010.01 Barrier Free Route: Parking to Entrance

Westside (main) entrances are easily accessible with ramp and curb cuts to entrances.

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



**K4010.02 Barrier Free Entrances**

1971 building- Main entrance has power assist doors with sensor operation on inside and outside.

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

**K4010.03 Barrier Free Interior Circulation**

The only areas that are not accessible are boys and girls change rooms and stage. All other areas of school are easily accessible.

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

**K4010.04 Barrier Free Washrooms**

Both areas of building (junior high and elementary) have barrier free washrooms.

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

**Event:** Install power assist doors to washrooms.

**Concern:**

Junior high side of school has facilities for barrier free persons but no power assist doors for entrance to washrooms. The boys washroom door at present time doesn't close properly.

**Recommendation:**

Install power assist door hardware, doors and door frames to boys and girls washrooms on junior high side.  
(One door for each washroom) (electrical service to doors is \$850 each)



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$16,200	Low

*Updated: February 24 2005*