

RECAPP Facility Evaluation Report



Woodcroft Elementary School

B3368A
Edmonton

Facility Details

Building Name: Woodcroft Elementary Sch
Address: 13750 Woodcroft Avenue
Location: Edmonton

Building Id: B3368A
Gross Area (sq. m): 0.00
Replacement Cost: \$3,510,840
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: **\$927,126**
5 year Facility Condition Index (FCI): **26.41%**

General Summary:

This School located at 13750 Woodcroft Avenue NW, in Edmonton, was built in 1954/55 having a gross area of 2283.9m2 (275 capacity), no additions and no portables. Currently this K-VI school has an enrolment of 100 students.

Structural Summary:

Wood frame construction over crawlspace. Conventional built-up roof on wood frame.
 Structural framing members that were in view (crawlspace and roof) appeared to be in good condition. However, the exterior finishes are in poor condition with a number of locations displaying wood rot.

Envelope Summary:

The building exterior comprises a combination of asbestos panels, stucco and painted plywood finishes, this façade is in poor condition, and should be removed, insulated and re-clad. Exterior doors, frames and hardware are dated, in poor condition and should be replaced. Windows are relatively new. However, a reflective film on glazing would improve window performance.

Interior Summary:

Products containing asbestos are on a number of interior-building components and in poor condition. Flooring, wall cladding materials, fire separations and ceiling are in poor condition and should be completely modernized. Millwork requires refinishing, some additional millwork is required as well new visual display boards. A number of other issues that should be addressed are acoustic treatment for gym, and music room. Barrier free access to building and within school should be addressed in conjunction with modernization of this school.

Mechanical Summary:

The heating is provided by two steam boilers, unit ventilators, fin radiation, and entrance force flows. The boilers are the original coal fire ones that have been converted to natural gas. The ventilation is provided by unit ventilators in every room. The air from the ventilators is then exhausted by fans on the roof.

The unit ventilators do not provide sufficient air flow for the school, and parts are difficult to find. The steam heating system is inefficient and much of the finned tube radiation in the building has been disconnected, likely due to previously reported leakage.

It is recommended to upgrade the heating and ventilation as part of a mechanical modernization.

The mechanical systems are in poor condition.

Electrical Summary:

Main Service for this building is 600 Amp 120/240 volt single 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 Notifier. Cat5 data network cabling is installed throughout. Telephone system is by Nortel. Paging system is Bogen. 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 acceptable condition.

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

S1 STRUCTURAL

A1010 Standard Foundations*

Concrete foundation walls on strip footings.

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

A1030 Slab on Grade*

Slab on grade at boiler room only - approximately 2100mm below grade.

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

A2020 Basement Walls*

Lower walls concrete while upper walls (above grade) is parge concrete block.

<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)

Washroom floors and vestibules - structural concrete floor finished with terrazzo.
All hallways and classrooms - wood subfloor on wood framing.

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

B1010.02 Structural Interior Walls Supporting Floors*

Crawlspace is compartmented with concrete foundation walls.

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

B1010.03 Floor Decks, Slabs, and Toppings*

Washroom floors and vestibules - structural concrete floor finished with terrazzo.
All hallways and classrooms - wood subfloor on wood framing.

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

B1010.07 Exterior Stairs*

Concrete steps - some movement has been noted.

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

B1010.10 Floor Construction Firestopping*

Main building- no apparent holes through floor.

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

B1020.01 Roof Structural Frame*

Wood framing

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

B1020.04 Canopies*

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

B1020.06 Roof Construction Fireproofing*

Plaster ceilings in hallways and storage rooms.

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Minimal - used at main building entrance and chimney stack

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

Event: Repair / replace damaged bricks. Repoint masonry.

Concern:

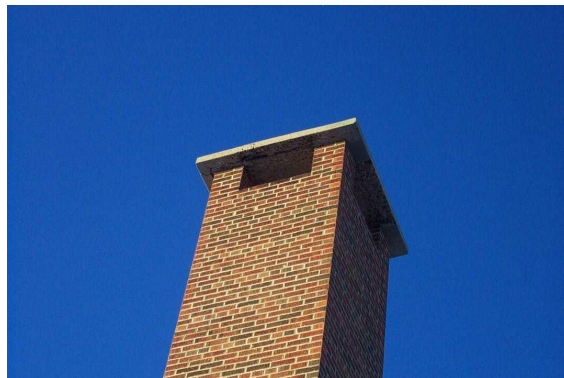
Chimney stack brick is displaying signs of deteriorating. Movement cracks are visible in wall clad with brick veneer.

Recommendation:

Repair Chimney stack and masonry work. Repair and repoint masonry movement cracks at front entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$1,620	Medium

Updated: February 21 2005



B2010.01.06.04 Wood Cladding and Asbestos Board Cladding*

Painted plywood cladding on wood framing. Corrugated cement asbestos boards on wood framing

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

Event: Classrooms and Library - Exterior Building Cladding Upgrade

Concern:

Classroom wings and library wall have in areas corrugated cement asbestos panels (lower wall), and painted plywood clad exterior facade above. Other wall facades are only painted plywood - which have deteriorated and in areas displays evidence of wood rot.

Recommendation:

Exterior facade (1650m2) should be completely upgraded including increase of wall RSI value. Incorporate control joints and expansion joints as required. It is recommended that a hard smooth surfaced material is used at the tarmac area that will resist impact forces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$97,200	Low

Updated: February 21 2005



B2010.01.08 Portland Cement Plaster: Ext. and Asbestos Board Cladding*

Gymnasium - Stucco Finish to north, west and upper portion of wall (above cement asbestos panels - south wall).

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

Event: Gymnasium - Exterior Building Cladding Upgrade**Concern:**

Stucco Facade has a number of horizontal cracks - all faces of building. A number of corrugated cement asbestos boards which clad the lower portion and various upper sections of the Gym are cracked.

Recommendation:

Exterior facade (1100m2) should be completely upgraded, include increase of wall RSI value. Incorporate control joints and expansion joints as required.



Type	Year	Cost	Priority
Repair	2006	\$60,480	Low

Updated: February 21 2005

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

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

Event: Exterior facade upgrade- joint sealers.**Concern:**

Exterior facade upgrade is required.

Recommendation:

Remove and install foam rods and joint sealers (1500 linear metres) for weather protection.

Type	Year	Cost	Priority
Failure Replacement	2006	\$10,800	Low

Updated: February 21 2005

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

Painted wood cladding and soffits

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	15	DEC-04

Event: Upgrade exterior facade**Concern:**

Building facade has deteriorated - painted wood cladding has wood rot.

Recommendation:

Repair soffits as required. Installed suspended prefinished metal material to soffits
Refer to B2010.01.06.04

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$3,780	Low

Updated: February 21 2005

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

Majority of building exterior is wood framed.

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

Event: Repair defective wall framing.**Concern:**

Exterior wood framing may have areas with wood rot.

Recommendation:

Contingency allowance for framing repairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$5,400	Low

Updated: February 21 2005

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

Vapour barrier, attic and crawlspace ventilation is to be reviewed and modified.

Rating	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	DEC-04

Event: Gymnasium - Exterior Building Cladding Upgrade**Concern:**

Exterior paint finish is flaking in areas. Crawlspace ventilation grilles are semi-buried. Attic ventilation is to be modified to suit new cladding recommended.

Recommendation:

Upgrade vapour barrier as required. Make appropriate modifications to crawlspace ventilation. Incorporate required attic ventilation.



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

Updated: February 21 2005

B2010.06 Exterior Louvers, Grilles, and Screens*

Metal mesh over windows for deterring vandals. Minimal exterior louvers in use as the mechanical systems in place are old and designed to dated standards.

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

B2010.09 Exterior Soffits*

Painted wood soffits - refer to B2010.01.13

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

B2020.01.01.02 Aluminum Windows*

All west facing windows (1986) are sealed units in aluminum frames.

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

B2020.01.01.05 Wood Windows*

Windows in washrooms are wood framed

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

Event: **Replace washroom windows.**

Concern:

Washroom windows are old and not energy efficient.

Recommendation:

In conjunction with exterior wall upgrade, install new sealed units in thermally broken frames.

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

Updated: February 21 2005

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows*

All east and south facing windows (1991) are sealed units in plastic frames.

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

B2030.01.10 Wood Entrance Door*

All exterior doors (14), frames and hardware appear to be original 1954 vintage.

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

Event: **Install frames, doors and hardware.**

Concern:

All entrances / exits are 1954 vintage. Hardware is problematic, parts are scarce. No barrier free access to this facility.

Recommendation:

Remove 14 doors and frames. Install new doors frames and hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$26,460	Low

Updated: February 21 2005

B2030.02 Exterior Utility Doors*

All exterior doors (4), frames and hardware appear to be original 1954 vintage.

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

Event: Install frames, doors and hardware.

Concern:

Hardware is problematic, parts are scarce.

Recommendation:

Remove 4 doors and frames. Install new doors frames and hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$4,104	Low

Updated: February 21 2005

B3010.01 Deck Vapor Retarder and Insulation*

1991 Built up roofing system.

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

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

1991 Asphalt built up roofing system. Snow covered at time of our visit.

<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*

Downspouts at canopies over secondary entrances.

<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*

Various miscellaneous metal components; ladder, Mechanical equipment vents, etc.

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

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Interior partition walls are generally a painted pressed fibreboard product. Storage rooms have painted drywall or plaster finish. Hallways (painted drywall or plaster) have a cement asbestos board wainscot. Concrete block walls encloses the boiler room.

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

Event: Upgrade all interior fixed Partitions.

Concern:

Interior partition walls are generally a painted pressed fibreboard product. This wall cladding material has not been manufactured or used for wall cladding purposes in recent decades.

A cement asbestos board wainscot is detailed to lower portion of hallway walls. This cladding is damaged at a number of locations.

Recommendation:

Remove all (2,210m2 footprint) pressed fibreboard wall cladding and all cement asbestos material. Upgrade all interior wall claddings to comply with current standards and codes.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$206,820	Low

Updated: February 21 2005

C1010.07 Interior Partition Firestopping*

Unprotected wall penetrations through fire separations - budget.

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

Event: Fire stop wall penetrations

Concern:

Unprotected wall penetrations through fire separations.

Recommendation:

Seal all wall penetrations with firestopping material.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2005	\$2,700	Medium

Updated: February 21 2005

C1020.01 Interior Swinging Doors*

All interior doors, frames and hardware appear to be original 1954 vintage.

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

Event: **Replace doors and frames for all classrooms, office, washrooms, gymnasium, library and service rooms. Install new hardware.**

Concern:

All interior doors, frames and hardware appear to be original 1954 vintage. Frames and doors are in poor condition and hardware is becoming a high maintenance issue.

Recommendation:

Install new frames (52), doors and hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$59,076	Low

Updated: February 21 2005

C1020.02 Interior Entrance Doors*

All interior doors, frames and hardware appear to be original 1954 vintage.

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

Event: **Replace interior entrance doors and frames. Install new hardware.**

Concern:

All interior doors, frames and hardware appear to be original 1954 vintage. Doors and frames in poor condition and hardware is becoming a high maintenance issue.

Recommendation:

Install new frames (10), doors and hardware.

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

Updated: February 21 2005

C1020.03 Interior Fire Doors*

All interior doors, frames and hardware appear to be original 1954 vintage.

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

Event: **Replace doors and frames for boiler room and crawlspace compartment. Install new hardware.**

Concern:

Boiler room doors, frames and hardware appear to be original 1954 vintage. All doors and frames in poor condition and hardware is becoming a high maintenance issue. No doors installed to compartment walls in crawlspace.

Recommendation:

Install new frames (5), doors and hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$5,184	Low

Updated: February 21 2005

C1020.07.05 Control Doors (after hours)

Doors and frames in corridors (fire compartment) and controls doors

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

Event: **Replace control doors and frames. Install new hardware.**

Concern:

All exterior doors, frames and hardware appear to be original 1954 vintage. All doors and frames in poor condition and hardware is becoming a high maintenance issue.

Recommendation:

Install new frames (4), doors and hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$5,832	Low

Updated: February 21 2005

C1030.01 Visual Display Boards***Tackboards and chalkboards**

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

Event: Replace Tackboards and Chalkboard.**Concern:**

Chalkboards and tackboards are old, damaged and have worn down surfaces. Mounting height appears uncomfortably low.

Recommendation:

In conjunction with interior wall upgrade install new Chalkboards or whiteboards and tackboards to replace existing.

Footprint areas - 930m2 teaching spaces, 400m2 resource spaces and admin areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$23,760	Low

Updated: February 21 2005

C1030.02 Fabricated Compartments(Toilets/Showers)***Metal partition - original 1954 vintage**

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

C1030.05 Wall and Corner Guards***None Installed**

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

Event: Install corner wall guards in hallways**Concern:**

Hallway walls have been subjected to bumps and nicks due to moving of equipment.

Recommendation:

In conjunction with corridor wall upgrade, install corner wall guards to all hallway corners

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

Updated: February 21 2005

C1030.08 Interior Identifying Devices***Interior Identifying signages**

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

Event: Upgrade interior signage**Concern:**

Signage is old and discoloured.

Recommendation:

Install new signage to new doors / walls, schedule with building modernization project; refer to C1020.01 and C1020.03

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$2,700	Low

Updated: February 21 2005

C1030.12 Storage Shelving***Wooden Shelving**

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

Event: Repair and paint wooden shelving.**Concern:**

Wooden storage shelving is old and damaged

Recommendation:

Remove, modify, repair, sand and refinish existing shelving units in 12 classrooms and storage rooms.

*** Co-ordinate work with proposed total school modernization.

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

Updated: February 21 2005

C2010 Stair Construction*

Wood stair - from gym level to stage level. One at each end of stage.

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

C2020.08 Stair Railings and Balustrades*

Wooden handrails fixed to wall at each sidewall at stage

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

C3010.03 Plaster Wall Finishes*

Storage rooms and hallway walls

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

Event: Repair Hallway walls**Concern:**

Damaged wall surfaces once wainscot is removed.

Recommendation:

Repair damaged wall surfaces in corridor

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$2,700	Low

*Updated: February 21 2005***C3010.04 Gypsum Board Wall Finishes***

Refer to C1010.01

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

Event: Repair Drywall - Movement Cracks**Concern:**

Damaged wall surfaces due to movement cracking.

Recommendation:

Repair damaged wall surfaces. Incorporate control joints if required.

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

*Updated: February 21 2005***C3010.06 Tile Wall Finishes***

Washroom wall finish

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

Event: Upgrade ceramic wall finishes in washrooms**Concern:**

A number of tiles are broken. grout has discoloured.

Recommendation:

Repair broken tiles and repair grout as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$3,780	Low

Updated: February 21 2005

C3010.09 Acoustical Wall Treatment*

Gymnasium and music room require wall treatment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	DEC-04

Event: **Install acoustic wall and ceiling treatment.**

Concern:

Music room and gymnasium lack acoustic wall or ceiling treatment

Recommendation:

Install acoustic wall and ceiling treatment in music room and gymnasium (approximately 300m2 footprint).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$18,360	Low

Updated: February 21 2005

C3010.11 Interior Wall Painting*

Proposed install partition upgrade

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

Event: **Paint interior doors walls and ceilings**

Concern:

Proposed building modernization; refer to C1010.01

Recommendation:

Paint walls, ceiling, doors and floor as required

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$35,640	Low

Updated: February 21 2005

C3010.14 Other Wall Finishes*

Impact resistant wainscot panels shirting hallways and lower gym walls

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

Event: Install impact resistant materials in hallways and lower gym walls

Concern:

Lower portions of hallways and gym walls will be subject to heavy wear and impact abuse.

Cement asbestos board is currently used in hallways and is in poor condition.

Recommendation:

Install impact resistant materials in hallways and lower gym walls thereby reducing upkeep and maintenance costs.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	\$32,400	Low

Updated: February 21 2005

C3020.01 Concrete Floor Finishes*

Slab on grade in boiler room

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

Event: Boiler Room -repair, install housekeeping pads and paint concrete floor

Concern:

Suggested modernization project; refer to C1010.01

Recommendation:

Repair, install housekeeping pads and paint concrete floor

Type	Year	Cost	Priority
Repair	2006	\$3,564	Low

Updated: February 21 2005

C3020.02 Vinyl Composite Tile Floor Finishes*

VCT in a few rooms; fair to poor condition

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

Event: Install sheet flooring products in hallways and all classrooms (excluding music room). Install wall base boards.

Concern:

VCT is in fair to poor condition at present time. Flooring will be subject to further damage during a modernization project.

Recommendation:

Remove existing flooring material, repair wood sub floor as required. Prepare floor and install sheet flooring products in 10 classroom and hallways (1500m²). Install wall baseboards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$99,360	Low

Updated: February 21 2005

C3020.03 Terrazzo Floor Finishes*

Washrooms and vestibules

Rating	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	70	DEC-04

C3020.04 Wood Flooring*

Hardwood floor in gym and on stage.

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

Event: Sand hardwood floor paint lines and finish floor. Install appropriate vented base and thresholds.

Concern:

Floor surface is in poor condition. Thresholds at gym entrance/exits are high causing a potential tripping hazard.

Recommendation:

Sand and refinish gym and stage (270m²) flooring. Paint game lines as required. Install appropriate bases and thresholds.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$10,746	Low

Updated: February 21 2005

C3020.07 Resilient Flooring*

Battleship linoleum install in hallways, and partial classroom areas.
Refer to C3020.02

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	DEC-04

Event: Replace hallway flooring**Concern:**

Battleship linoleum flooring has numerous seam failures and a number of mismatched product patches.

Recommendation:

Refer to C3020.02 for upgrade cost. Remove existing flooring material, repair wood sub floor, install floor access hatches for crawlspace. Prepare floor and install high traffic flooring product in hallways and appropriate wall baseboards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$0	Low

Updated: February 21 2005

C3020.08 Carpet Flooring*

Carpet in library, admin area and in music room

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

Event: Carpet replacement for music room, admin areas and library.**Concern:**

Carpet in classrooms (partial floor area), music room, library and admin areas is worn, torn, seaming running and stained.

Recommendation:

Remove existing flooring material, repair wood sub floor as required. Prepare floor and install appropriate carpet products in music room, library and admin areas (400m2). Install wall base boards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$21,600	Low

Updated: February 21 2005

C3030.03 Plaster Ceiling Finishes*

Storage rooms and washrooms

<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)*

Admin areas, classrooms, hallways and vestibules

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

C3030.07 Interior Ceiling Painting*

Painted ceiling finishes in washrooms, storage rooms and boiler room.

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

Event: Paint ceilings**Concern:**

Paint has stained or irregular colour consistency. Gym ceiling panels are damaged and should be upgraded.

Recommendation:

Repair ceilings as required and paint .

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$3,240	Low

Updated: February 21 2005

S4 MECHANICAL

D2010.01 Water Closets*

Floor mounted, flush valve, open front seats. Flush valves have been upgraded recently.

<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 with automatic flush system.

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

D2010.03 Lavatories*

1954 - Wall hung vitreous china lavatories with separate hot and cold taps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	DEC-04

Event: Replace lavatories.

Concern:

Lavatories with separate hot and cold taps represent a scalding hazard.

Recommendation:

Install 12 new stainless steel lavatories with mixing tees in new millwork counters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2006	\$12,960	High

Updated: February 18 2005



D2010.04 Sinks*

Stainless steel sinks with swing spouts in classrooms and in staffroom. Some sinks have fountain bubblers on them. Two elevated enameled steel sinks in janitor closets with separate hot/cold taps and add-on vacuum breakers.

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

Event: Replace janitor sinks.

Concern:

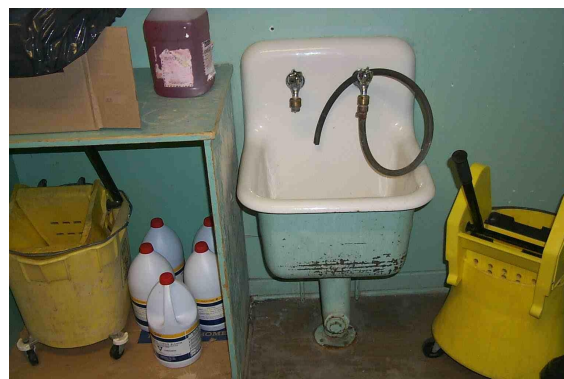
Existing janitor sinks are difficult to use. Separate hot and cold makes them impractical.

Recommendation:

Replace 3 janitor sinks with floor mounted versions and new mixing tee with vacuum breaker.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$6,480	Low

Updated: February 18 2005



D2010.08 Drinking Fountains / Coolers*

1954 - Wall hung vitreous china.

<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*

Galvanized steel and copper piping. Water coming out of sinks is rusty.

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

Event: **Replace galvanized steel domestic water piping with copper.**

Concern:

Rust in water indicates pipes are degrading, and water is unappealing to drink.

Recommendation:

Replace galvanized steel pipes with copper pipes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$25,920	Low

Updated: February 18 2005

D2020.01.02 Valves: Domestic Water

Gate valves on main water lines.

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

D2020.01.03 Piping Specialties (Backflow Preventors)*

No backflow preventors on main water line. Backflow preventer installed on boiler refill. Vacuum breakers installed on non-freeze hose bibbs.

<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*

Inline domestic hot water recirculation pump.

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

D2020.02.06 Domestic Water Heaters*

1980 - Rheem domestic water heater with 15.8 kW input and 143 litre capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	DEC-04

Event: Replace hot water heater.

Concern:

Hot water heater is old and inefficient.

Recommendation:

Replace hot water heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$1,620	Low

Updated: February 18 2005

D2020.03 Water Supply Insulation*: Domestic

Domestic cold hot and recirculation mains are insulated.

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

D2030.01 Waste and Vent Piping*

Cast iron mainly for water closet waste. Copper or steel for other.

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

D2040.01 Rain Water Drainage Piping Systems*

Cast iron hub and spigot.

<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 and domestic hot water heater.

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

D3020.01.01 Heating Boilers & Accessories: Steam*

1954 - Two Reliance Welding Works steam boilers. Originally coal fired but converted to natural gas. 56.9 m² heating surface.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	35	DEC-04

Event: **Upgrade steam system to hot water system.**

Concern:

Existing steam system is ineffecient and obsolete. Classrooms are heated and ventilated by unit ventilators that should be replaced (see unit ventilators). Perimeter fin in rooms has been disconnected.

Recommendation:

Upgrade the steam heating system to hot water system. Remove steam heating elements throughout school and change to perimeter fin radiation and force flows at entrances. This should be completed as part of a mechanical modernization.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$135,000	Low

Updated: February 18 2005

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

Brick built chimney. Insulated combustion air duct.

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

D3020.01.04 Water Treatment: Steam Boilers*

Condensate receiver tank with chemical pot feeder. (See Heating boilers for action).

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

D3040.01.02 Fans: Air Distribution*

Circular ceiling fans in gym for air circulation.

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

D3040.02 Steam Distribution Systems: Piping/Pumps*

Steel steam distribution piping. (See Heating boilers for action)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	DEC-04

D3040.04.01 Fans*: Exhaust

6 centrifugal fans on roof for corridor general exhaust. Several washroom exhaust and one exhaust for old science preparation room.

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

D3040.04.03 Ducts*: Exhaust

Low velocity exhaust air 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

Metal grilles for washroom and general exhaust.

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

D3050.01.01 Computer Room Air Conditioning Units*

No air conditioning for computer lab in library.

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

Event: Install air conditioning system for computer lab in library.

Concern:

When the computer lab is fully occupied it becomes warm and uncomfortable for the students.

Recommendation:

Install 5 ton split system air conditioner.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$19,440	Low

Updated: February 18 2005

D3050.05.02 Fan Coil Units*

Steam force flows at entrances. (See steam boilers for action)

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

D3050.05.03 Finned Tube Radiation*

Finned tube radiation installed in some locations. Some of it disconnected. (See steam boiler for action)

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

D3050.05.06 Unit Heaters*

Two steam unit heaters in washrooms. (See steam boilers for action)

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

D3050.05.07 Unit Ventilators*

Unit ventilators installed in all rooms.

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

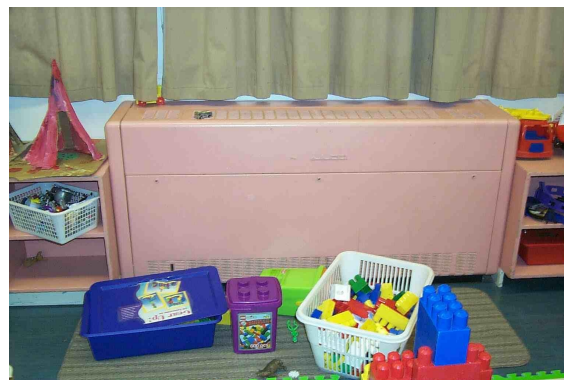
Event: Install new ventilation system.**Concern:**

Unit ventilators provide poor ventilation for the room, parts for the equipment difficult to find.

Recommendation:

Mechanical: Demolish existing unit ventilators and general exhaust fans. Install one or more central air handling units. Run supply ducts into each room with diffusers. (\$140,000) Should be completed as part of a mechanical modernization.

Architectural: Casework throughout facility should be repaired, modified and any existing refinished. (\$82,000 included in mech budget see E2010.02.05)



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$239,760	Low

Updated: February 18 2005

D3060.02.02 Pneumatic Controls*

Pneumatic compressor for local steam valve controls.

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

Event: Upgrade control system.**Concern:**

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

Recommendation:

Installed new control system, including front end BMCS.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$75,600	Low

Updated: February 18 2005

D4030.01 Fire Extinguisher, Cabinets and Accessories*

2.3 kg ABC chemical fire extinguishers installed throughout school. Wall mounted, no cabinet.

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

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

Underground service from transformer room inside the building. Room is locked. 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 Distribution Panel c/w 16 spaces. No spares are available. 120/240 volt single phase, 600 Amp

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

Event: **Original Equipment. Service is 600 Volt single phase. Name plate not 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. Consolidate the service in new 400 Amp 120/208 volt three phase service.

<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 upgraded- Federal Pioneer Panels. Spare capacity available.

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

Event: **Two Branch circuits panels remain to be upgraded. Original Installation.**

Concern:

Existing two panels are original installation. Passed life expectancy. Spare parts not available

Recommendation:

Replace with new panels c/w bolt in type new breakers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$4,320	High

Updated: February 18 2005

D5010.07 Motor Control Centers (Motor Control)*

1989 installed -Paragon EC128 for mechanical energy 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*

Individual Motor Starters manufactured by Square D and other models.

<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.

<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.

Concern:

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

Recommendation:

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2005	\$197,640	High

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

Recommendation:

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2005	\$18,360	Low

Updated: February 18 2005

D5020.02.03 Emergency Lighting*

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

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

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

D5030.01 Detection and Alarm Fire Alarm*

2003 installed- Notifier Addressable fire alarm panel. C/w five zones.

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

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.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$3,240	High

Updated: February 18 2005

D5030.02.02 Intrusion Detection*

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

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

D5030.03 Clock and Program Systems*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
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.

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

D5030.04.02 Paging Systems*

2001 installed- New Paging, Music System by Bogen Multicom 2000.

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

D5030.04.05 Local Area Network Systems*

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

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

D5030.05 Public Address and Music Systems*

2001 installed -Paging system and music system is in working order. Manufactured by Bogen Muticom 2000.

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

D5030.06 Television Systems*

Cable TV is located in every classroom.

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

D5090.01 Uninterruptible Power Supply Systems*

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

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

Quantity appears to be ample.

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

Event: Repair / upgrade Library equipment/casework

Concern:

Casework is functional, but in poor to fair conditon.

Recommendation:

Install 5 metres of new casework. Repair and refinish all other casework.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$21,600	Low

Updated: February 21 2005

E1020.03 Theater and Stage Equipment*

None

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

Event: Include a Budget for stage Equipment

Concern:

No stage equipment present

Recommendation:

Program needs; budget for stage equipment, ie. curtains, lights, storage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$16,200	Low

Updated: February 21 2005

E1090.04 Residential Equipment*

Stove, fridge, dishwasher, microwave, hoods.

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

Event: **Install new Stoves, fridges, dishwasher, microwaves, hoods.**

Concern:

Kitchen equipment is presently in staff room and some in science prep room. Kitchen is presently used for storage due to lack of storage space in facility. Equipment noted is outdated, inefficient and in poor condition.

Recommendation:

Install new equipment as required for program needs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$7,020	Low

Updated: February 21 2005

E1090.07 Athletic, Recreational *

Limited amount.

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

E2010.02.05 Educational Facility Casework*

Paint wood casework

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

Event: **Upgrade / repair classrooms, administration, and music room casework**

Concern:

Casework throughout the facility is damaged and will be required to be modified once mechanical system is upgrade.

Recommendation:

Repair, modify and refinish existing casework once mechanical upgrade has been done.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$70,200	Low

Updated: February 21 2005

E2010.02.07 Kitchen Casework*

Limited amount-inadequate wood casework

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

Event: Upgrade Kitchen casework**Concern:**

Limited amount-inadequate and requires repair.

Recommendation:

Remove and replace casework to suit kitchen (2.5 linear metres) use and school program.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$7,020	Low

Updated: February 21 2005

E2010.02.08 Laboratory Casework*

Science room casework

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

Event: Upgrade Science Room casework**Concern:**

Science Room casework is damaged and requires new services.

Recommendation:

Repair, modify and refinish casework (25 linear metres) to suit school program. Co-ordinate with mechanical upgrade.

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

Updated: February 21 2005

E2010.03.01 Blinds*

Various roll up and Venetians blinds used in facility.

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

E2010.03.06 Curtains and Drapes*

Various sizes, colours and styles through facility.

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

F2020.01 Asbestos*

Asbestos - building exterior cladding, interior wainscot cladding and on various mechanical pipes.

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

Event: Asbestos abatement Program**Concern:**

Asbestos products are been used in this facility.

Recommendation:

Budget for asbestos removal and disposal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2006	\$86,400	Medium

Updated: February 21 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

Facility Details**Building Name:** Woodcroft Elementary School**Address:****Location:** Edmonton**Building Id:** S3368**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:****Evaluation Date:****Evaluator Name:****Total Maintenance Events Next 5 years:** **\$172,800****5 year Facility Condition Index (FCI):** **0%****General Summary:**13750 Woodcroft Avenue NW,
Edmonton, AB T5M 3M4

Site drainage is a concern that requires immediate attention. - Subsoil problems, grading, sidewalks parking/roadway network requires repairs/resurfacing.

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

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

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

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

S7 SITE**G2010.02.02 Flexible Pavement Roadway (Asphalt)***

City Street

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

G2010.05 Roadway Curbs and Gutters*

City curbs and gutters

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

G2020.05 Parking Lot Curbs and Gutters*

Combined parking/play area, No curbs or gutters

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

Event: Upgrade Parking lot curbs and gutters**Concern:**

Combined parking/play area. Tarmac is in poor condition. Storm water drains toward building

Recommendation:

Consider locating a parking area to the northwest side of building. Provide adequate barriers separating the play area from vehicular parking. Install electrical service (20 staff 800m2 asphalt pavement), catch basins and storm drainage piping as required. Repair paved play area (200m2).



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$75,600	Medium

Updated: February 18 2005

G2020.06.04 Pavement Markings*

No lines present

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

Event: Designate and paint vehicular lines.**Concern:**

No visible delineation of vehicular parking. Parking is combined with play area.

Recommendation:

Define vehicular parking with painted lines.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$2,700	Medium

Updated: February 18 2005

G2030.04 Rigid Pedestrian Pavement (Concrete)*

Concrete - undulating, storm water is directed towards building

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

Event: Repair / Replace concrete sidewalks**Concern:**

Sidewalks have moved creating tripping conditions. At a number of locations walkways slopes towards building.

Recommendation:

Mudjack sidewalks to provide drainage away from building. Replace walkways as required to eliminate tripping hazards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$21,600	Medium

Updated: February 18 2005

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

Concrete Steps at all entrances/exits. No ramps- this building is not barrier free.

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

Event: Incorporate a barrier free building access ramp**Concern:**

Barrier free access is not available.

Recommendation:

In conjunction with sidewalk repairs, provide a barrier free access ramp and railings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$14,040	Low

Updated: February 18 2005

Event: Repair exterior steps**Concern:**

Concrete surface has deteriorated at various steps. Steel nosings have dislodged causing tripping hazards

Recommendation:

Repair/replace 6 steel nosing strips. Provide an appropriate resurfacing material to 5 sets of exterior steps at different entrances - (approximately 15m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$12,960	Medium

Updated: February 18 2005

G2040.02 Fences and Gates***Chain link fencing**

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

Event: Repair chain link fencing**Concern:**

Fencing is torn/cut at various locations

Recommendation:

Repair damaged fencing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$2,160	Medium

Updated: February 18 2005

G2040.03 Athletic and Recreational Surfaces***Grassed area and limited tarmac area**

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

Event: Regrade and resurface- site drainage**Concern:**

Poor site drainage is contributing to the deterioration of the building facade. Poor and limited exterior play areas during periods of snow melt and after rainy periods.

Recommendation:

Survey site profile, re grade ensuring positive drainage away from building. Provide hard landscape surfaces, catch basins and storm drainage piping as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$45,360	Medium

Updated: February 18 2005

G2040.06 Exterior Signs***School building sign fixed to upper brick veneer wall.**

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

G2040.08 Flagpoles***Flagpole**

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

Event: Metal Flag Pole**Concern:**

Flag pole is mounted above roof. Access to flag pole is via a portable extension ladder.

Recommendation:

Relocate flag pole to ground level on a concrete pile. Provide a 1800mm hard surface walking area around flagpole.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$4,860	Medium

Updated: February 18 2005

**G2050.04 Lawns and Grasses***

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

Event: Seed and sod**Concern:**

Grass / play areas are in need of repair in areas

Recommendation:

Seed and or sod as required areas in need of repairs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$5,400	Low

Updated: February 18 2005

G2050.05 Trees, Plants and Ground Covers*

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

Event: Prune Trees and shrubs**Concern:**

Trees and shrubs - some winter kill

Recommendation:

Trim / prune trees and shrubs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$2,160	Low

Updated: February 18 2005

G3010.02 Site Domestic Water Distribution*

Water line connects to city main.

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

G3010.03 Site Fire Protection Water Distribution*

Fire hydrant to side of building.

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

G3020.01 Sanitary Sewage Collection*

Sanitary sewer line connects to city main.

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

G3030.01 Storm Water Collection*

Storm sewer line connected to city main. Catch basin for site drainage.

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

G3060.01 Gas Distribution*

Gas utility service and meter.

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

G3090 Other Site Mechanical Utilities*

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

G4010.02 Electrical Power Distribution Lines*

Transformer located underground in locked electrical room inside the building. Power lines main and secondary are buried underground. Not accessible.

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

G4010.04 Car Plugs-ins*

Weatherproof, wall mounted duplex receptacles are allocated as one duplex receptacle per each two stalls. Total of 8 energized stalls.

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

G4020.01 Area Lighting*

Parameter lighting is mounted to the side of the building.

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

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

Access to building is not barrier free compliant.

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

Event: Incorporate exterior curb cuts, ramp, railings, to barrier free requirements.

Concern:

Access to building is not barrier free compliant.

Recommendation:

Upgrade building to become barrier free compliant. Exterior work would includes for curb cuts, ramp, and railings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$32,400	Low

Updated: February 21 2005

K4010.02 Barrier Free Entrances

Access to building is not barrier free compliant

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

Event: Upgrade exterior hardware to barrier free requirments.

Concern:

A number of doors do not provide ease of movement for wheel chairs. All existing hardware is dated, availability of parts is limited. Building's main entrance vestibule is built lower than the schools main floor level.

Recommendation:

Building's main entrance vestibule requires to be raised to meet adjacent floor level, modifications required to entire storefront. Install for accessibility; barrier free doors, hardware, weatherstripping and thresholds, power assist devices, wiring and controller for exterior doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$21,600	Low

Updated: February 21 2005

K4010.03 Barrier Free Interior Circulation

Access within building is not barrier free compliant

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

Event: Upgrade Interior hardware to barrier free requirements.

Concern:

A number of interior doors do not provide ease of movement for wheel chairs. All existing hardware is dated, availability of parts is limited.

Recommendation:

Install for interior accessibility; barrier free hardware, 2 sets - electronic hold open devices, and proper thresholds at 4 sets of double doors, 1 power assist operator at vestibule door c/w wiring and controllers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$12,960	Low

Updated: February 21 2005

K4010.04 Barrier Free Washrooms

Washrooms are not barrier free compliant

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

Event: Upgrade washrooms to comply with barrier free requirements

Concern:

The following are deficient in washrooms:
 accessibility to rooms - restrictive widths and door types being used
 no handicap stall or hardware
 no handicap sink - mounting height and protection

Recommendation:

Upgrade boys and girls washroom to barrier free standards as follows:
 modify floors and walls for new plumbing, install / modify metal partitions to facilitate barrier free space requirement , install grab bars and accessories. Install appropriate plumbing fixtures.
 Provide required width access to washrooms

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

Updated: February 21 2005