

# RECAPP Facility Evaluation Report

Edmonton School District No. 7



**Earl Buxton Elementary School**

B3095A  
Edmonton

**Facility Details**

**Building Name:** Earl Buxton Elementary Sch  
**Address:** 250 Rhatigan Road E.  
**Location:** Edmonton

**Building Id:** B3095A  
**Gross Area (sq. m):** 3,915.50  
**Replacement Cost:** \$8,533,725  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Francis Ng Architect Ltd.  
**Evaluation Date:** June 1 2006  
**Evaluator Name:** Francis Ng

**Total Maintenance Events Next 5 years:                   \$814,383**  
**5 year Facility Condition Index (FCI):                               9.54%**

**General Summary:**

This school for Grades K through 6 was originally built in Edmonton in 1990. It faces two streets - Rhatigan Road on the North and Rehwinkel Road on the East. It is under the jurisdiction of Edmonton School District No.7.

The 1990 original building has 3115.5 square metres. An addition of Portables with 883.5 square metres were installed in 1992. Total building area is 3999 square metres.

ABC Group A Division 2 - School. The building is one storey, non-combustible and unsprinklered.

**Structural Summary:**

(1990) Original Building has slab on grade, foundation walls on continuous concrete footing, concrete block walls. Roof has metal deck and metal trusses and OWSJ.

Overall structural system rating is acceptable.

**Envelope Summary:**

(1990) Original Building has built-up roofing, facing brick, stucco, aluminum windows, metal doors and frames.

Recommendations for future action include repair facing brick, repair stucco, repair aluminum windows, repair exterior doors and frames, repair built-up roof, repair metal flashing, repair broken glass.

Overall envelope system rating is acceptable.

**Interior Summary:**

(1990) Original Building have concrete block walls, suspended ceiling system with acoustic tiles in Administration area, Staff Workroom and Staff Room, metal deck in most of school areas, vinyl floor finish in classrooms, washrooms and Staff Workroom, carpet in Administration, Library, Staff Room, classrooms and Learning Studios, drywall ceiling and quarry tile flooring in Washrooms; whiteboards, chalkboards and projection screens in Classrooms; wood strip flooring in Gymnasium.

Recommendations for future action include replace floor finishes, replace millwork, replace chalkboards with white boards, repair Corridor wood doors and frames.

Overall interior system rating is acceptable.

**Mechanical Summary:**

Heating system consists of hot water boilers with perimeter radiation. 5 Air handling units in 4 mechanical rooms provide ventilation.

Being a newer school with well maintained Mechanical components, all systems are in good working order. The main outstanding deficiency is the unpainted gas line on the roof. Other than that, the domestic water heater and backflow preventor will be coming up for routine maintenance.

Overall Mechanical systems condition: Good.

**Electrical Summary:**

An 800A, 120/208V, 3 phase, 4 wire service has been provided for the school and is fed from an on-site pad mounted transformer. The switchboard is located in the electrical room and has spare capacity for the addition of future breakers. Lighting is provided by fluorescent fixtures utilizing T12 lamps and magnetic ballasts. These fixtures should be replaced with new energy efficient fixtures that utilize T8 lamps and electronic ballasts. The fire alarm system should be replaced as parts are no longer available for this system and also does not have strobe lights. Overall, the electrical systems are in a good condition.

<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.

**S1 STRUCTURAL****A1010 Standard Foundations\***

Column in Library 134 - HSS 127x127mm column encased with 325 diameter steel column, 600x600mm concrete base on 1000x1000mm concrete pad.

Footing - Gymnasium - 240mm concrete block, 600x425mm grade beam, 410mm diameter concrete pile.

Footing - Typical - HSS column, 600X350mm grade beam, 410mm diameter concrete pile.

Footing - Learning Studio Area - HSS 323mm diameter x 635mm column, 410mm diameter concrete pile.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	100	JAN-07

**A1030 Slab on Grade\***

(GYM 54) - has concrete slab. Typical slab has 130mm concrete slab-on-grade, 6mil poly vapour barrier.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	100	JAN-07

**B1010.05 Mezzanine Construction\***

Stage Floor - carpet, concrete topping, metal deck, concrete block, concrete slab.

Mezzanine (MEC 201, 202) - concrete, steel, 13mm gypsum wallboard on metal suspension system.

Mechanical Mezzanine (MEC 201, 202) - 12ga steel pan concrete filled, welded to 250sx28mm steel channel stringer, sprayed fireproof insulation around beam.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	100	JAN-07

**B1010.06 Ramps: Exterior\***

Main Entrance has a concrete ramp c/w metal pipe railings. (see K4010.01 Barrier Free Route: Parking to Entrance for details)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	40	JAN-07

**B1010.07 Exterior Stairs\***

Main Entrance has a concrete stair c/w metal pipe railings.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	40	JAN-07

**B1020.01 Roof Structural\***

(1990) Original Building - (Gymnasium 54)- sloped rigid insulation, 38x0.91mm metal deck, 1200mm deep OWSJ @2156mm o.c., W150x22.  
 (1990) Original Building - (East Service area, Washrooms 110, 111, West Storage area ) - sloped rigid insulation, 38x0.76mm metal deck, W200x27.  
 (1990) Original Building - (Bow Window Area in Classroom 102, 136, 123, 132) - W410x46 and HSS 152x101x4.78 and C200x17  
 (1990) Original Building - (Perimeter Roof Framing) - W410x39.  
 (1990) Original Building - (Learning Studios) - 38x0.91mm metal deck, HSS trusses c/w 89x89x4.78 and 76x76x4.78 vertical.  
 (1990) Original Building - (Typical Classroom Cozy Corners - 101, 103, 137, 122, 124, 131) - 38x0.91mm metal deck, HSS trusses, 127x76x4.78mm.  
 (1990) Original Building - (Library 134) - 76x0.76mm metal sheet roof, 38mm metal deck, 450mm deep OWSJ @2568mm o.c.  
 (1990) Original Building - (Exit Connection to Portables) - 76x0.76mm metal deck, 650mm deep OWSJ @ 2100mm o.c.  
 (1990) Original Building - (Classrooms) - 76x0.76mm metal deck, 550mm deep OWSJ @ 2100mm o.c.  
 (1990) Original Building - (Stage 115) - sloped rigid insulation, 38x0.76mm metal deck, 750mm deep OWSJ @ 1866mm o.c.  
 (1990) original Building - (STA120, Administration area) - 76x0.91mm metal deck, 650mm deep OWSJ.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	100	JAN-07

**B1020.02 Structural Interior Walls Supporting Roofs**

(Gymnasium 54)- sloped rigid insulation, 38x0.91mm metal deck, 1200mm deep OWSJ @2156mm o.c., W150x22.  
 (East Service area, Washrooms 110, 111, West Storage area ) - sloped rigid insulation, 38x0.76mm metal deck, W200x27.  
 (Bow Window Area in Classroom 102, 136, 123, 132) - W410x46 and HSS 152x101x4.78 and C200x17  
 (Perimeter Roof Framing) - W410x39.  
 (Learning Studios) - 38x0.91mm metal deck, HSS trusses c/w 89x89x4.78 and 76x76x4.78 vertical.  
 (Typical Classroom Cozy Corners - 101, 103, 137, 122, 124, 131) - 38x0.91mm metal deck, HSS trusses, 127x76x4.78mm.  
 (Library 134) - 76x0.76mm metal sheet roof, 38mm metal deck, 450mm deep OWSJ @2568mm o.c.  
 (Exit Connection to Portables) - 76x0.76mm metal deck, 650mm deep OWSJ @ 2100mm o.c.  
 (Classrooms) - 76x0.76mm metal deck, 550mm deep OWSJ @ 2100mm o.c.  
 (Stage 115) - sloped rigid insulation, 38x0.76mm metal deck, 750mm deep OWSJ @ 1866mm o.c.  
 (STA120, Administration area) - 76x0.91mm metal deck, 650mm deep OWSJ.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	JAN-07

**B1020.04 Canopies\***

(Main Entrance Canopy) - prefinished metal roofing, 38x0.76mm metal deck, HSS 101x101x478mm and perimeter HSS 178x178x635mm.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

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

(Gym Storage 114) - Lower wall has 90mm masonry, air space, building paper, 10mm plywood sheathing, Z bars @ 600mm o.c., 75mm rigid insulation, full-bed adhesive, 200mm concrete block.

(Gym 113) - Lower wall has 90mm masonry, air space, building paper, 10mm plywood sheathing, Z bars @ 600mm o.c., 75mm rigid insulation, full-bed adhesive, 250mm concrete block.

(Typical Classrooms) - Lower walls have 90mm face brick, air space, building paper, 10mm plywood sheathing, metal studs @ 400mm o.c., batt insulation, vapour barrier, gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	75	JAN-07

**Event: Replace facing bricks.****Concern:**

(1990) West Side - (Classrooms 122, 123) have facing bricks / concrete blocks are damaged by water and window washing materials and have moss.

**Recommendation:**

Replace facing bricks (approximately 50m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$12,300	Medium

**Updated:** NOV-06

**B2010.01.08 Cement Plaster (Stucco): Ext. Wall\***

Gym Storage 114, GYM 113 above Low Roof, Typical Fascia of Classrooms, Clerestorey of Learning Studio Areas all have stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	75	JAN-07

**Event: Repair stucco.****Concern:**

Some damaged stucco.

**Recommendation:**

Repair stucco (approximately 100m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$12,300	Low

**Updated:** NOV-06

**B2010.01.09 Expansion Control: Exterior Wall Skin\***

Stucco has horizontal expansion joints under the fascia.

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

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

(Gym Storage 114) - 200mm concrete block.  
 (GYM 113) - 250mm concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	100	JAN-07

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

Classrooms and Clerestorey Exterior Wall all have 150mm steel studs @ 400mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	100	JAN-07

**B2010.05 Parapets\***

Typical Parapet - prefinished metal cap flashing, built-up roofing, 10mm exterior plywood, 75mm rigid insulation, 75' Z' bars @ 610mm o.c., vapour barrier, 13mm gypsum wall board, 150mm steel studs @ 400mm o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

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

Building has metal louvres and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	NOV-06

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

(Typical) - aluminum window c/w between glass blinds, bug screen, awning opener.  
 (Clerestorey) aluminum window c/w sealed units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	40	JAN-07

**Event: Replace window panes.**

**Concern:**

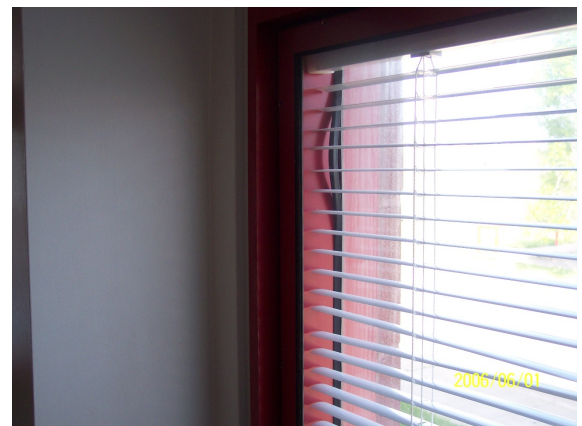
East Learning Studio Clerestorey has broken panes.  
 Classroom 132 has broken panes.  
 Some windows have worn out gaskets.

**Recommendation:**

Replace window panes. (approx. 5 panes)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$12,300	Low

**Updated:** NOV-06



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

(Main Entrance, Exits between 1990 Original Building and 1993 Portables) has metal framed storefront c/w half glass panels, fixed glass panel above doors and sidelites.  
 (Exit from West Service area to parking lot, LIB 134) have metal framed storefront c/w full glass panels, fixed glass panel above doors and sidelites.

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

**B2030.02 Exterior Utility Doors\*\***

(GYM 113, Services) have metal doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	40	JAN-07

**Event:** Repaint metal doors and frames.

**Concern:**

Metal door paint faded.

**Recommendation:**

Repaint metal doors and frames (approx. 9 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$4,428	Low

**Updated:** NOV-06

**B3010.03 Manufactured Roofing (ie. Siding Panels)**

(Learning Studio Roof and Typical Cozy Corners, LIB 24) - prefinished metal standing seam roofing c/w batton cap - 150mm rigid insulation, 2-bar thermal clip supports, roofing air/vapour barrier is exterior gypsum wall board, metal deck, steel structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	JAN-07



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

(Gym Roof) - 4ply built up roofing, 20 T&G fibre board, 125mm rigid insulation, air seal/vapour barrier, 13mm exterior gypsum wall board, metal deck, sloped steel structure.  
 (Lower Roof) - built-up roofing, 25mm T&G fibreboard, sloped rigid insulation, roofing, vapour barrier/air seal, 13mm exterior gypsum wall board, metal deck, steel structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	25	JAN-07

**Event: Lifecycle Replacement**

**Recommendation:**

Replace built-up roofing with SBS roofing. (approx. 2800 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$344,400	Unassigned

**Updated:** NOV-06

**Event: Repair built-up roofing.**

**Concern:**

Built-up roofing has blisters, exposed area.

**Recommendation:**

Repair built-up roofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$12,300	Low

**Updated:** NOV-06



**B3010.08 Flashing and Sheet Metal**

Metal flashing, 4ply built up roofing, 10mm plywood blocking, 2 bars @ 610mm o.c., 75mm rigid insulation, air seal/vapour barrier, concrete block.

Roof drains connect interior downspouts and underground sewage system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	0	JAN-07

**Event:** Repaint metal roof accessories.

**Concern:**

Metal siding paint peeled off.

**Recommendation:**

Repaint metal roof accessories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$1,230	Low

**Updated:** NOV-06

**B3010.11 Roof Covering Other\***

Clerestoreys have concrete pavers along both sides.

Roofs of Cozy Corners have concrete pavers under the exhaust ducts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	JAN-07

**B3020.01 Skylights\*\***

One metal framed skylight in Central Foyer Rotunda over Main Lobby; one on the Main Entrance Canopy.

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

**B3020.02 Other Roofing Openings (Hatch,Vent, etc)\***

Roof hatches c/w cat ladders in Room 112, Janitor Storage 121, West Storage.

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

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

(Interior walls in Administration Area) - 13mm gypsum wall board both sides, 92mm steel studs @ 400mm o.c., 92mm batt insulation, wall to underside of deck.

(Typical interior wall between Classrooms) - 13mm gypsum wall board both sides, 150mm steel studs @ 400mm o.c., 92mm batt insulation, wall to underside of structure.

(Interior walls between Classrooms and Learning Studios) - 13mm gypsum wall board both sides, 63mm steel studs @ 400mm o.c., structural diagonal bracing, 92mm batt insulation

(Interior walls between AV Storage and Classroom) - (1hr rated wall as per ULC W407 or W415) 16mm ULC gypsum wall board, 92mm steel studs @ 400mm o.c., 16mm ULC gypsum wall board, wall to underside of deck and 16mm ULC GWB, 150mm studs between Mens and Janitor and in Storage for electrical panel board.

(Interior walls between Classrooms and Washrooms) - 2 layers of 13mm gypsum wall board (on classroom side), 92mm steel studs @ 400mm o.c., 92 batt insulation, 10mm space between studs, 92mm steel studs @ 400mm o.c., 13 gypsum wall board.

(Classroom 133 - Preparation Room) - 13mm gypsum wall board, 150mm steel studs @ 400mm o.c., 13mm gypsum wall board, wall to underside of structure.

(Interior wall between Gymnasium 113 and SDA109 and 107) - 250mm concrete block, all exposed corners c/w bullnose block, wall to underside of deck/structure.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	0	JAN-07

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

(Library 134) - has 75x75 HSS top rail welded to column and post noted below, 38x38mm HSS patterned railing, 13mm diameter steel rod balustrades @ 100mm o.c., 101x101x3mm post welded to top of HSS beam and underside of beam, 38x38mm HSS bottom rail.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	40	JAN-07

**C1010.05 Interior Windows\***

(ADM 108) - has steel framed windows.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	80	JAN-07

**C1010.06 Interior Glazed Partitions and Storefronts\***

(STA 120) has metal framed storefront c/w fixed glass panels, and swinging door with full glass panels.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	80	JAN-07

**C1010.08 Other Partitions\***

(Learning Studios, STA 120) have glass blocks.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	0	JAN-07

**C1020.01 Interior Swinging Doors\***

(Classrooms 101, 137, 124, 131 Washroom doors, Janitor 121, Storage 125, 130) has metal doors and frames.  
(Corridor doors) has metal doors c/w full glass panels and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	JAN-07

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

(Stair to Mezzanine 201, 202) has metal door and frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

**C1020.04 Interior Sliding and Folding Doors\***

(Classrooms 102, 103, 135, 136, 122, 123, 132, 133) has metal framed sliding storefront c/w full glass panels.  
(STG 115) has metal framed sliding storefront c/w full glass panels (GYM 113) and (LIB 134).

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

**C1030.01 Visual Display Boards\*\***

(1990) Original Building - all Classrooms have whiteboards, chalkboards, tackboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	20	NOV-06

**Event: Replace chalkboards.**

**Concern:**

Chalkboards are original.

**Recommendation:**

Replace chalkboards with whiteboards. (approx. 20 whiteboards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$24,600	Low

**Updated:** NOV-06

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

(SDA 109, 117, BWR 128, 141, GWR 129, 149) have prefinished metal toilet partitions.

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

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

All rooms have interior identifying name plates.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	20	JAN-07

**C1030.12 Storage Shelving\***

(Janitor Storage 121) has wood shelves.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	30	JAN-07

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

(HC Washroom, SDA 109, 117, BWR 128, 141, GWR 129, 149, INF 5 Washroom, Staff Washrooms) have toilet accessories.

(INF 5 Washroom, SDA 109, 117) have shower accessories.

(SDA 109, 117) have wood benches.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	20	JAN-07

**C1030.17 Other Fittings\***

(West Entrance) has metal boot racks.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	0	JAN-07

**C2010 Stair Construction\***

(STG 115 from GYM 113) - wood stairs c/w 150x100x6mm angle c/w 13x130 long nelson studs @400mm o.c. typical., 17 reveal, steel angle return, wood floor slips under riser.

(STA 120, LIB 134, ADM 108, STG 115 from Main Lobby) - concrete stairs.

(Classrooms 133, 135) - wood stairs.

Mezzanine Stair - 6 stringer closure plate, 230x23mm steel channels, 50mm concrete topping, 12ga steel pans welded to channel, 13mm gypsum wall board, 65mm steel studs @ 400mm o.c., c/w 50mm diameter HSS handrail and 101x101x3mm guardrail post and 75x75mm HSS top rail and 38x38mm HSS railing, 13mm diameter steel rod ballustrade @100mm o.c.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	100	JAN-07

**C2020.06 Carpet Stair Finishes\*\***

(STA 120, LIB 134, ADM 108, STG 115 from Main Lobby) - carpet on concrete stairs.  
 (Classrooms 133, 135) - carpet on wood stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	10	JAN-07

**Event:** **Replace carpet.**

**Concern:**

Carpet won out.

**Recommendation:**

Replace carpet (approximately 30m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$3,690	Low

**Updated:** NOV-06

**C2020.08 Stair Railings and Balustrades\***

Mezzanine Stair - 50mm diameter HSS handrail and 101x101x3mm guardrail post and 75x75mm HSS top rail and 38x38mm HSS railing, 13mm diameter steel rod ballustrade @ 100mm o.c.  
 Original Building - (STG 115 from GYM 113, STA 120, LIB 134, ADM 108, STG 115 from Main Lobby, Classrooms 133, 135) - metal pipe railing for concrete stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	JAN-07

**C2030.01 Ramp Construction\***

(Library 134) has two concrete ramp.  
 (Main Entrance Corridor, Corridor near SWR 119, Storage near STG 115) have concrete ramps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	100	JAN-07

**C2030.02 Ramp Finishes\***

(Library 134) - has carpet on ramps.

(Main Entrance Corridor, Corridor near SWR 119, Storage near STG 115) have carpet on concrete ramps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	30	JAN-07

**Event:** Replace carpet.

**Concern:**

Carpet worn out.

**Recommendation:**

Replace carpet (approximately 30m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$3,690	Low

**Updated:** NOV-06

**C2030.03 Ramp Railings\***

(Library 134) has metal pipe railing for two concrete ramp.

(Main Entrance Corridor, Corridor near SWR 119, Storage near STG 115) have metal pipe railing for concrete ramps.

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

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

Interior walls have gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	60	JAN-07

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

(BWR 128, 141, GWR 129, 149, INF 5 Washroom) have ceramic wall tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	JAN-07

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

Gym - Tectum acoustic panels on walls and ceiling.

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

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

(Interior walls) - painted gypsum wall board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	JAN-07

**Event: Repaint interior walls (500m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$61,500	Unassigned

**Updated:** NOV-06

**C3020.01 Concrete Floor Finishes**

(Meter Room, Elec Room 111, MEC 201, 202) have concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	JAN-07

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

(HC Washroom, BWR 128, 141, GWR 129, 140, SDA 109, 117) have quarry tiles.  
(INF 5 Washroom) has ceramic tile flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

**C3020.04 Wood Flooring\*\***

(GYM 54) - 20 T&G wood floor, 20mm plywood sub floor, 38x90mm treated wood sleepers @ 400mm o.c. c/w neoprene pads, 6mil polyethylene film, concrete slab.

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

**Event: Replace wood flooring.****Recommendation:**

Replace wood strip flooring. (approx. 425 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$522,750	Unassigned

**Updated:** NOV-06



**C3020.07 Resilient Flooring\*\***

(Classrooms 101, 102, 103, 135, 136, 137, 122, 123, 124, 131, 132, 133, SWR 119, East Learning Studio, Staff Washrooms, INF 5, Main Entrance Vestibule, Storage Rooms in STG 115) have vinyl tile flooring.

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

**Event:** Replace resilient flooring.

**Recommendation:**

Replace vinyl tile flooring. (approx. 2000 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$246,000	Unassigned

**Updated:** NOV-06

**C3020.08 Carpet Flooring\*\***

(Classrooms 101, 102, 103, 135, 136, 137, 122, 123, 124, 131, 132, 133, STA 120, LIB 134 East and West Learning Studios, Administration area, STG 115, Corridors) have carpet flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	15	JAN-07

**Event:** Failure Replacement

**Recommendation:**

Replace carpet. (approx. 2000 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$246,000	Low

**Updated:** NOV-06

**C3020.08.02 Sheet Carpet**

Stage Floor - carpet, concrete topping, metal deck, concrete block, concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-07

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

(HC Washroom, SDA 109, 117, BWR 128, 141, GWR 129, 149, INF 5 Washroom, Staff Washrooms) have gypsum board ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

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

Gym - Tectum acoustic panels on walls and ceiling.

Original Building - (STA 120, SWR 119, Administration area, Corridors behind Learning Studios) have acoustic ceiling tiles c/w suspended T-bar system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	25	JAN-07

**C3030.07 Interior Ceiling Painting\***

(HC Washroom, SDA 109, 117, BWR 128, 141, GWR 129, 149, INF 5 Washroom, Staff Washrooms) have painted gypsum board ceiling.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	20	JAN-07

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

(Classrooms 101, 102, 103, 135, 136, 137, 122, 123, 124, 131, 132, 133, East and West Learning Studios, Staff Washrooms, INF 5, Main Entrance Vestibule, STG 115, LIB 134) have painted metal deck.

(Meter Room 118) has spray fire rated materials on ceiling.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	0	JAN-07

**C3030.09.01 Linear Metal Ceilings**

Mudroom - perforated sheet metal ceiling system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	0	JAN-07

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

Various flush valve and flush tank vitreous china water closets throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	35	NOV-06

**D2010.02 Urinals**

Stall type, vitreous china urinals with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	35	NOV-06

**D2010.03 Lavatories**

Various wall mounted and vanity stainless steel lavatories. 2 handle and pushbutton metering faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	35	NOV-06

**D2010.04 Sinks\*\***

Various floor mounted mop service sinks, single and two compartment stainless steel sinks. Drinking bubblers in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	NOV-06

**D2010.05 Showers\*\***

Bent arm shower heads with single lever, pressure-balanced mixing valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	NOV-06

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

Various stainless steel and free standing, wall mounted drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	35	NOV-06

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

Copper piping. Insulated. Mainly solder joints & fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	40	NOV-06

**D2020.01.02 Valves: Domestic Water\*\***

Various 1/4 turn ball valves for isolation purposes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	40	NOV-06

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

Reduced pressure backflow preventer on boiler make up water line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	20	NOV-06

**Event: Replace Backflow Preventors**

**Recommendation:**

Replace backflow preventor on boiler make up water line.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$3,075	Unassigned

**Updated:** NOV-06

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

Natural gas fired, State Sandblaster, model SBT 80 500 NE DFCA. 80 storage gal capacity, 500 mbh natural gas input.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	20	NOV-06

**Event: Replace Domestic Water Heater**

**Recommendation:**

Replace domestic water heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$3,690	Unassigned

**Updated:** NOV-06

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

Fibreglass pipe insulation with canvas jacket in exposed areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	40	NOV-06

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

Cast iron with mechanical joints and copper piping with solder joints

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	50	NOV-06

**D2030.02 Waste Piping Specialties**

General purpose & funnel floor drains. Cleanouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	0	NOV-06

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

Cast iron piping from roof drains to storm sewers below floor slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	50	NOV-06

**D2040.02.04 Roof Drains\***

Conventional roof drains with metal dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	40	NOV-06

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

Black steel piping serving boilers and domestic water heater. Welded and threaded joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	60	NOV-06

**Event:** **Paint gas lines on roof.**

**Concern:**

Unpainted gas lines on roof are subject to continued corrosion of piping.

**Recommendation:**

Paint gas lines on roof

**Consequences of Deferral:**

Damage to piping - leading to eventual failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$3,690	High

**Updated:** NOV-06

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

Two Raypak hydronic boilers model E1631WTD-N. Rated capacity: 1,467 mbh input / 1,217.6 mbh output.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	35	NOV-06

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

Metal chimney up through roof to weather cap. Insulated combustion air duct terminated in an arctic trap.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	35	NOV-06

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

SAI chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	NOV-06

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

(1990) 3 Haakon air handling units serving main school and gymnasium. Units include fans, coils, filter sections, mixing sections. Engineered Air return fans.

(1993) 2 Trane air handling units serving 1993 additions. Units include fans, coils, filter sections, mixing sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	NOV-06

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

(1990)(1993) Galvanized sheet metal ducts - overhead supply & return.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	NOV-06

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

(1990)(1993) Various square ceiling supply, sidewall double deflection supply, ceiling & sidewall eggcrate return

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	NOV-06

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

(1990)(1993) Schedule 40 steel piping. Victaulic couplings & fittings. 2 Bell & Gossett glycol pumps with 1 HP motors serving pre-heat coils in Air handling units. 2 Bell & Gossett heating water pumps with 3 HP motors serving perimeter radiation and other terminal heating units. Bell & Gossett shell & tube heat exchangers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	NOV-06

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

Spun aluminum centrifugal roof exhausters on roof. Ceiling exhaust fans. Ducted residential style range hoods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	NOV-06

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

Galvanized sheet metal ducts. Exhaust hood above kiln.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	50	NOV-06

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

Goosenecks on roof. Eggcrate ceiling or sidewall exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	NOV-06

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

Force flow heaters at building entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	NOV-06

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

Perimeter radiation throughout school. Single & double sloped front. Custom enclosures with linear grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	40	NOV-06

**D3050.05.06 Unit Heaters\*\***

Various vertical and horizontal hydronic unit heaters in gymnasium and service areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	NOV-06

**D3060.02.01 Electric and Electronic Controls\*\***

Electric controls for unit heaters and force flows, boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	NOV-06

**D3060.02.02 Pneumatic Controls\*\***

Pneumatic control of perimeter radiation, air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	40	NOV-06

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

DDC control system for building, including computer, sensors and actuators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	20	NOV-06

**D4010 Sprinklers: Fire Protection\***

Wet pipe sprinkler throughout building including all piping, heads, alarm valve assembly and fire department connection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	60	NOV-06

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

(1990)(1993) Dry chemical fire extinguishers on wall mount brackets throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	NOV-06



**S5 ELECTRICAL****D5010.03 Main Electrical Switchboards (Main Distribution)\*\***

A Westinghouse 2 section switchboard, rated at 800A, 120/208V, 3 phase wire, has been provided and is fed underground from an on-site pad mounted transformer that is located on the north side of the property. The switchboard is located in the main electrical room. It is complete with an 800 main breaker. All feeder breakers have been well identified and there is ample spare capacity in the distribution section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	NOV-06

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

Branch circuit panels are located in the classroom wings and in service rooms. Panel boards are approximately 80% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	NOV-06

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

A Westinghouse 5 Star motor control centre has been provided for motor control. Motor control centre is complete with magnetic motor starters, pilot lights and hand-off-auto selector switches. The motor control centre is located in the boiler room where most of the mechanical equipment is located. There is spare capacity in the motor control centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	NOV-06

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

All branch is copper and is installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	50	NOV-06

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

Lighting control is provided by a low voltage switching system. The system is the product of Douglas Controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	NOV-06

**D5020.02.02.02 Interior Florescent Fixtures\*\***

Surface mounted and recessed mounted fixtures have been provided. Fixtures are complete with T12 lamps and magnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	30	NOV-06

**Event:** Replace existing fixtures with energy efficient fixtures

**Concern:**

Fluorescent fixtures are not energy efficient.

**Recommendation:**

Replace existing fluorescent fixtures with new energy efficient fixtures that utilize T8 lamps and electronic ballasts. Cost is based on replacing approximately 1000 fixtures and pay back is estimated at approximately 5 to 6 years.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$338,250	Unassigned

**Updated:** NOV-06

**D5020.02.02.03 Interior Metal Halide Fixture\***

400 Watt metal halide fixtures have been provided in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	NOV-06

**D5020.02.03.02 Emergency Lighting Battery Packs\*\***

Battery packs and remote heads have been provided throughout the school for emergency lighting. All paths and points of egress are well illuminated. Battery packs are tested on an annual basis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	20	NOV-06

**D5020.02.03.03 Exit Signs\***

Illuminated exit signs have been provided over each required exit. Exit signs are of the LED type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	NOV-06

**D5020.02.05 Special Purpose Lighting\***

Theatre type lighting has been provided over the stage. Lighting heads are mounted on bars and controlled by dimmers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	NOV-06

**D5020.03.01.04 Exterior H.P. Sodium Fixtures\***

Wall mounted fixtures have been provided all around the building. All entrances are well covered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	NOV-06

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

Exterior lighting control is provided by photo cell with manual override. Controls are located in the electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	NOV-06

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

Fire alarm system is the product of Pyrotronics System 3. It is a hard wired system that is zoned and is complete with heat detectors, smoke detectors, pull stations, and bells. No strobes have been provided. Main control panel is located in the main office, with a remote annunciator in the main entrance vestibule. The system is externally monitored and annually tested.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	25	NOV-06

**Event: Replace fire alarm system**

**Concern:**

The fire alarm system, although operational, is almost at the end of its life cycle and is no longer manufactured or supported by the manufacturer. Parts are no longer available. Also, the system does not comply with present day building codes, in that , it does have any strobe lights.

**Recommendation:**

Replace system with a new addressable system that is in compliance with the present day building codes and reflects current technology.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$49,200	Medium

**Updated:** NOV-06

**D5030.02.02 Intrusion Detection\*\***

An Arrowhead RX 1608 intrusion alarm system has been provided. It is complete with motion sensors, door contacts and key pads. System is externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	25	NOV-06

**D5030.04.01 Telephone Systems\***

Telephone service is underground and it terminates in the electrical room. A Nortel Norstar telephone system has been provided with a phone set in the administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	NOV-06

**D5030.04.03 Call Systems\*\***

The call system is the product of Bogen Multicom 2000 and is located in the electrical room. It is interfaced with the phone system. Each classroom has been provided with a telephone set. Speakers have been provided in each class room and in the corridors. A music centre is interfaced with the call system. A dedicated Bogen sound system has been provided for the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	25	NOV-06

**D5030.04.04 Data Systems\***

Cat 5 data cabling has been provided throughout the school. Data outlets have been provided in each of the classrooms and in the administration areas. The network is located in the electrical room, and is complete with a data rack containing the patch panels, hubs and switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	25	NOV-06

**D5030.06 Television Systems\***

Cable TV service has been provided for the school. The terminal board is located in the electrical room. A TV outlet has been provided in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	20	NOV-06

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1010.05.03 Display Cases**

(1990) Original Building - (Corridor near ADM 108) has display case.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	0	NOV-06

**E1020.02 Library Equipment\***

(1990) Original Building - (Library 134) has book shelves, study carrels.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	25	NOV-06

**E1020.07 Laboratory Equipment\***

(1990) Original Building - (JAN 121) has a kiln c/w exhaust fan.

(1990) Original Building - (INF 106) has eye wash station.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	25	NOV-06

**E1090.04 Residential Equipment\***

(1990) Original Building - (SWR 119) has fridge.

(1990) Original Building - (STA 120) has microwaves, range with exhaust hood, fridge, dishwasher.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	25	NOV-06

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

(1990) Original Building - (Gymnasium 113) has suspended basketball backstops, wall mounted fixed basketball backstops, climbing racks, fold-up curtain divider.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	15	NOV-06

**E2010.02 Fixed Casework (Classroom Millwork)\*\***

(1990) Original Building - all classrooms have original millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	35	NOV-06

**Event:** Repair

**Concern:**

Classrooms have damaged millwork.

**Recommendation:**

Repair millwork.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$6,150	Low

**Updated:** NOV-06

**E2010.02 Fixed Casework (Receptionist Counters)\*\***

(1990) Original Building - (Library 134, Administration area) have receptionist counters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	NOV-06

**E2010.02 Fixed Casework (Vanities)\*\***

(1990) Original Building - (HC Washroom, SDA 109, 117, BWR 128, 141, GWR 129, 149, INF 5 Washroom, Staff Washrooms) have vanities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	JAN-07

**E2010.03.06 Curtains and Drapes\*\***

(1990) Original Building - (Stage 115) has stage curtain and tracks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	NOV-06

**F1010.02.04 Portable and Mobile Buildings (1992 portables)\***

(1992) Portables - East and West Portables - Total 8 classrooms.

Perimeter Foundation (Classroom) - 130x380mm deep glulam, 410mm diameter x 5000mm deep concrete piles.

Interior Foundation (Classroom) - 130x380mm deep glulam, 410mm diameter x 8000mm deep concrete piles.

Foundation (Vestibule) - 200x600mm deep concrete grade beam, 410mm diameter x 4000mm deep concrete piles.

Roof Framing (Classrooms) - 38mm deep x 076mm thick steel deck on 600mm deep TJI @ 1200mm.

Roof Framing (Corridor) - 12.7mm plywood sheathing, 38x184mm wood joists @ 406mm o.c. 12.7mm plywood sheathing, 130x380mm glulam, 3-38x184mm wood beam.

Roof Framing (Vestibule) - 12.7mm plywood sheathing, 38x184mm @ 406mm o.c., 2-38x140mm built-up post each side of door opening.

Roof (Classrooms) - gravel ballast, 4ply roofing fibreboard, RSI 3.5 rigid insulation sloped to drain, 12.7mm exterior grade gypsum board, 38mm steel deck.

Roof (Central Area) - sloped prefinished metal roofing

Roof accessories - 600x600mm concrete pavers along the base of the metal roof.

Floor (Classrooms) - 905 sanded stranboard, 4mil poly vapour barrier/air seal, plywood subfloor, 38x235mm joists @406mm on 175 x 380mm deep glulam beam , batt insulation, 10mm pressure treated plywood between joists, 19x89mm continuous wood blocking under each joist.

Floor (Corridor) - 38x184mm joists at 406mm o.c., 2-38x286mm beam, 410mm diameter x4 000mm deep concrete piles.

Floor (Vestibule ) - 100mm concrete slab on grade, 6mil poly vapour barrier.

Access Hatch to crawl space in Mechanical Room.

Crawl Space (Classrooms) - 50mm sand on 6mil vapour barrier.

Parapet - building paper, 9.5mm exterior plywood, 38x140mm wood studs framing @400mm o.c., batt insulation, 12.7mm exterior plywood.

Exterior Wall - Typical - stucco, building paper, 9.5mm exterior plywood, 38x140mm wood studs @400mm o.c., 140mm batt insulation, 9.5mm exterior plywood, vapour barrier, 12.7mm gypsum wall board.

Classroom windows - sealed glass unit in PVC window frame and venetian blinds.

Classroom and Corridor ceiling - painted metal deck.

Classrooms - vinyl corner guards.

Classrooms floor- carpet and vinyl tile finishes.

Corridor and ramp floor - vinyl tile finishes.

Exterior doors - metal c/w full glass panel and metal frames.

Interior doors - wood doors

Exterior stair - wood c/w metal pipe handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	30	JAN-07



**Event:** Repair stucco

**Recommendation:**

Repair stucco and repaint stucco, 100m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$24,600	Medium

**Updated:** NOV-06

**Event: Replace exterior stairs**

**Recommendation:**

Replace exterior wood stairs, 8 stairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$9,840	Medium

**Updated:** NOV-06

**Event: Replace flooring**

**Recommendation:**

Replace carpet flooring, 400m2 - \$40,000  
 Replace vinyl tile, 400m2 - \$40,000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$98,400	Medium

**Updated:** NOV-06

**F2020.01 Asbestos\***

Asbestos Building Material Survey Report Earl Buxton Elementary School dated August 7, 2001 prepared by PHH Environmental Ltd. relating to mechanical elbow insulation, duct insulation, domestic elbow insulation, spray texture on ceiling, exterior stucc

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	NOV-06



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

(1990) Original Building - Main Entrance has a concrete ramp c/w metal pipe railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	0	NOV-06

**Event:** **Provide additional railing pipes.**

**Concern:**

The ramps do not have 75 mm maximum curbs or pipe space along the edges of ramps.

**Recommendation:**

Provide curbs or additional pipes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$6,150	Low

**Updated:** NOV-06

**K4010.02 Barrier Free Entrances\***

(1990) Original Building - does not have handicapped access at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	0	NOV-06

**Event:** **Provide automatic door access.**

**Concern:**

Building does not have handicapped access at front entrance.

**Recommendation:**

Provide automatic door access at front entrance. (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$24,600	Low

**Updated:** NOV-06

**K4010.03 Barrier Free Interior Circulation\***

- (1990) Original Building - has Corridors wide enough for wheelchairs.
- (1990) Original Building - (Storage near STG 115) has concrete ramp from Main Lobby.
- (1990) Original Building - (LIB 134) has two concrete ramps from Main Lobby.
- (1990) Original Building - (Main Entrance Corridor) has concrete ramp.
- (1992) Portables - have ramps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JAN-07

**Event: Provide ramp or wheelchair platform.**

**Concern:**

(1990) Original Building - (ANC 60) does not have vertical circulation from (GYM 54) and Lobby.

**Recommendation:**

Provide ramp or wheelchair platform.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$24,600	Low

**Updated:** NOV-06

**K4010.04 Barrier Free Washrooms\***

- (1990) Original Building - (Washroom 65) has is a handicapped washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	NOV-06

# RECAPP Facility Evaluation Report



## Earl Buxton Elementary School

S3095  
Edmonton

<b>Facility Details</b>	
<b>Building Name:</b>	Earl Buxton Elementary Sch
<b>Address:</b>	
<b>Location:</b>	Edmonton
<b>Building Id:</b>	S3095
<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>	Francis Ng Architect Ltd.
<b>Evaluation Date:</b>	June 1 2006
<b>Evaluator Name:</b>	Francis Ng

<b>Total Maintenance Events Next 5 years:</b>	<b>\$91,020</b>
<b>5 year Facility Condition Index (FCI):</b>	<b>0%</b>

**General Summary:**

Public asphalt roads - Rhatigan Road on the North side of school site and Rehwinkel Road on the East. School bus drop-off and pick-up area is along Rhatigan Road. Asphalt parking lot for staff is located on the West side. Grass is on the South and West sides of the school buildings. Lawn is on the North, East and West sides. Mature trees and shrubs are along the East, South and West sides of the site.

Site Sanitary, Storm, Domestic water and Natural gas services from mains to the north of the school building. No significant problems observed nor reported.

Parking lot has energized parking stalls.

Recommendations for future action include regrade around the building, install fence for security, re-asphalt parking lot, re-asphalt areas between Portables and Original Building.

**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****G1030.04 Slope Protection and Erosion Control**

Negative grading around the perimeter of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	0	NOV-06

**Event:** Regrade around building.

**Concern:**

(1990) - soil settled along the perimeter of building.

**Recommendation:**

Provide new grade around building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$12,300	Low

**Updated:** NOV-06

**G2010.05 Roadway Curbs and Gutters\***

Public asphalt road has curbs and gutters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	NOV-06

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

School has asphalt paving parking lot on the West side of the building.  
School has a private asphalt paving drop-off area in front of Main Entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	25	NOV-06

**Event:** Regrade the parking lot.

**Concern:**

Catch basins of the parking lot are higher than the parking area.

Parking lot has cracks.

**Recommendation:**

Regrade the parking lot.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$12,300	Low

**Updated:** NOV-06



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

Parking lot has concrete curbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	25	NOV-06

**Event:** Replace concrete curbs.

**Concern:**

Concrete curbs are rough.

**Recommendation:**

Replace concrete curbs. (approx. 60 metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$9,840	Low

**Updated:** NOV-06



**G2020.06.01 Traffic Barriers\***

Parking lot has metal guide rails along the East side of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	NOV-06

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

Parking lot has signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	NOV-06

**G2030.02.02 Asphalt Pedestrian Pavement\*\***

Area between (1992) Portables and (1990) building has asphalt paving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	20	NOV-06

**Event:** Repair asphalt paving.

**Concern:**

Southwest Portables - cracked asphalt sidewalk.

**Recommendation:**

Repair asphalt paving.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$7,380	Low

**Updated:** NOV-06



**G2030.04 Rigid Pedestrian Pavement (Concrete)\*\***

School has concrete sidewalks at front entrance and to the Northwest Entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	NOV-06

**Event:** Replace concrete sidewalks

**Recommendation:**

Replace concrete sidewalks, 200m x 1.8m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$49,200	Unassigned

**Updated:** NOV-06

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

(1990) Original Building - Main Entrance has a concrete ramp. (see K4010.01 Barrier Free Route: Parking to Entrance for details)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	NOV-06

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

School has basketball court c/w asphalt pavement on the South side; playground c/w sand on the South side of Southeast Portables. Playground has slides, swings. School shares the play field with the community groups.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	NOV-06

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

School has bicycle racks at the front Entrance along Rehwinkel Road.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	15	NOV-06

**G2040.06 Exterior Signs\***

School has exterior signage on Northeast wall.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	25	NOV-06

**G2040.11 Retaining Walls\***

(1990) original Building has retaining walls for flower planters at Main Entrance and South Entrance.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	50	NOV-06

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

School has lawn strip along the North, East and West walls.  
School has grass on the South and West sides.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	15	NOV-06

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

School has trees and shrubs on East, South and West sides 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	1990	10	NOV-06

**G2050.07 Planting Accessories\***

(1990) Original Building has wood plank planters along the East wall near Main Entrance and along the South wall.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	10	NOV-06

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

150 mm incoming domestic water service from main in street (Rhatigan Road).

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1990	50	NOV-06



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

Fire hydrant on sidewalk, immediately north of school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	50	NOV-06

**G3020.01 Sanitary Sewage Collection\***

Outgoing sanitary line from north end of school to main in street (Rhatigan Road).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	50	NOV-06

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

Outgoing storm line from north end of school to main in street. Separate outgoing line from catch basins in parking lot, northwest of the school - to main in street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	50	NOV-06

**G3060.01 Gas Distribution\***

Incoming natural gas line from main below sidewalk, north of the school building. Entering building on west side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	50	NOV-06

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

Rail mounted car plug-in receptacles have been provided for staff use. Receptacles are time and temperature controlled. The controls are located in the electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	25	NOV-06

**G4020.01 Area Lighting\***

Site lighting is provided by pole mounted fixtures located in the parking lot. Fixtures are of the H.P. Sodium type with 250 Watt Lamps. Site lighting is photo cell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	25	NOV-06