

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Hillview Elementary School

B3151A
Edmonton

Facility Details

Building Name: Hillview Elementary School
Address: 355 Woodvale Road E.
Location: Edmonton

Building Id: B3151A
Gross Area (sq. m): 2,867.00
Replacement Cost: \$6,248,548
Construction Year: 0

Evaluation Details

Evaluation Company: Maltby & Prins Architects & Planners
Evaluation Date: August 29 2006
Evaluator Name: Grant Moore

Total Maintenance Events Next 5 years: **\$823,608**
5 year Facility Condition Index (FCI): **13.18%**

General Summary:

Hillview Elementary School is a single storey facility. There are 11 classrooms, one science lab, one computer lab and drama/music and one art room, one gymnasium and a central open area library.

In 1980 the original 2189 m2 school was constructed.
 In 1982 a portable pod of 660 m2 was added.
 The current total gross area of the building is 2849 m2.
 The student capacity is 400.

Structural Summary:

The original 1980 school's construction consist of concrete block walls supporting a steel roof structure. The foundation is concrete with a concrete slab on grade, built-up roof with brick wall cladding.

The 1982 portables appear to be a wood foundation and frame with a built-up roof and metal siding.

The overall rating for the building's structural condition is "4-Acceptable"

Envelope Summary:

The building's envelope consists mostly of brick veneer with stained horizontal wood siding above aluminum framed windows. Stucco panel are located below the windows. There is a small area of concrete block veneer at the mechanical room. All exterior doors metal doors with metal frames.

The built-up roof has reached the end of it's theoretical life cycle and should be planned for replacement.

The overall rating for the building's envelope condition is "4-Acceptable"

Interior Summary:

Interior partitions for the corridors, gymnasium and change rooms, mechanical room area are painted concrete block. Interior partitions between the classrooms, washrooms and in the general office area are painted drywall. The ceiling finishes in a majority of the is suspended ceiling tiles. Painted drywall ceilings are located in washrooms and gymnasium change rooms. Floor finishes consist mostly of carpet and VCT throughout the school. The wood floor in the gymnasium requires refinishing. The millwork is wood veener with plastic laminate counter tops.

The facility does not meet current barrier free accessiblity code requirements. Install automatic main entrance doors and upgrade a washroom for both boys and girls to provide barrier free access.

The overall rating for the interior finishes and fitments is "4-Acceptable"

Mechanical Summary:

School heated by perimeter radiation, reheat coils, convectors, fan coil units. Heating system consists of two hot water boilers, circulation pumps, distribution piping to terminal heating units. Ventilation provided by two (2) indoor built up air systems. Supply air distribution is above ground low velocity with ceiling return and ducted return for gymnasium. Exhaust fans expel foul odors. Plumbing fixtures and brass are commercial quality. Fire protection consists of fire extinguishers. Mechanical systems and components are in fair to good condition.

Items found during review

- Install humidification.
- Install computer and server room air conditioning.

- Install BMCS.

Electrical Summary:

A 600A, 120/208 V, 3 phase, 4 wire service has been provided and is obtained from an on-site pad mounted transformer. The main switchboard is located in a dedicated electrical room in the original building and has ample spare capacity to accept new breakers. Branch circuit breaker panels have been provided throughout the school and are approximately 70% full. Lighting is provided by fluorescent fixtures utilizing T12 lamps and magnetic ballasts. Lighting fixtures are not of the energy efficient and should be replaced with new energy efficient type fixtures. The fire alarm system is obsolete and should be replaced with a new addressable system. An emergency engine-generator set has been provided.

Overall, the electrical systems are in a good 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 throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	100	MAR-07

A1030 Slab on Grade*

The concrete floor slab throughout has no visible cracking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	100	MAR-07

B1010.02 Structural Interior Walls Supporting Roof*

Concrete block walls supporting the gymnasium's steel roof trusses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	100	MAR-07

B1020.01 Roof Structural Frame*

Roof structure consist of structural steel joists and beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	100	MAR-07

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

A majority of the school's exterior is brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	75	MAR-07

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Concrete block veneer is located on the the exterior wall of the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	75	MAR-07

B2010.01.06.04 Wood Siding**

Exterior wood siding is stained and located above exterior windows and building entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

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

The stucco panels are located below the exterior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	75	MAR-07

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

The exterior wall caulking is located around the windows, entrance door frames and other exterior wall penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-07

Event: Replace exterior wall caulking

Recommendation:

Replace exterior caulking - 556 lineal metres

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$9,102	Unassigned

Updated: MAR-07

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

Exterior wall stain is applied to the wood siding above the windows and entrances. The exterior concrete block and exterior entrance door and frames are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	15	MAR-07

Event: Repaint exterior wall areas**Recommendation:**

Repaint selected exterior walls areas - (50 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$1,476	Unassigned

Updated: MAR-07

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

Exterior concrete block walls - rigid insulation and vapour barrier throughout; steel stud exterior walls - batt insulation and vapour barrier throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	100	MAR-07

B2010.06 Exterior Louvers, Grilles, and Screens*

The metal exterior louvers are located in the mechanical room's exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

B2010.09 Exterior Soffits*

The exterior soffits are located in the alcoves above the windows and at most entrances to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

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

All exterior windows are aluminum. The windows facing the north play area are protected by a screen mesh.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	40	MAR-07

B2030.01.02 Steel-Framed Storefronts**

All exterior doors to the school are steel doors and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

Event: Replace exterior doors and frames**Recommendation:**

Replace exterior doors and hardware - (21 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$37,638	Unassigned

Updated: MAR-07

B3010.01 Deck Vapor Retarder and Insulation*

Class "A" roof with rigid insulation throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07

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

The roof is the existing built-up bituminous roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07

**Event: Replace the existng built-up bituminous roofing:
area calculation****Recommendation:**

Replace existing roof with SBS membrane roofing - (2,878 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$180,810	Unassigned

Updated: MAR-07

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

The existing roof access hatch and access ladder are located in the janitor's room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07

S3 INTERIOR

C1010.01 Interior Fixed Partitions

Interior fixed partition consist of gypsum board on steel stud framing and concrete block throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	MAR-07

C1010.05 Interior Windows*

Metal framed windows are found between the general office areas and library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	80	MAR-07

C1010.06 Interior Glazed Partitions and Storefronts*

Metal framed glazed entry from Main Entrance to General Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	80	MAR-07

C1020.01 Interior Swinging Doors*

Hollow metal and solid core wood doors in metal frames throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	MAR-07

C1020.03 Interior Fire Doors*

Hollow metal doors in pressed metal frames with Georgian wire glass vision panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

C1030.01 Visual Display Boards**

Chalkboards, whiteboards and tackboards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-07

Event: Replace boards

Recommendation:

Replace boards (20 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$11,070	Unassigned

Updated: MAR-07

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

Floor supported Metal toilets and shower partitions throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

Event: Relace Toilets/Showers Enclosures(22 stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$27,060	Unassigned

Updated: MAR-07

C1030.14 Toilet, Bath, and Laundry Accessories*

Commercial/Institutional grade mirrors, soap dispensers, paper towel dispensers and toilet tissue holders located in all washrooms.

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

C3010.01 Concrete Wall Finishes*

Concrete block wall finishes are found around Gymnasium and Change Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	100	MAR-07

C3010.04 Gypsum Board Wall Finishes*

Interior wall partitions between classrooms and in the general office area have gypsum wall board finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	60	MAR-07

C3010.06 Tile Wall Finishes**

Ceramic wall tile is located in the washrooms behind water closets and urinals and in the gymnasium change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	40	MAR-07

C3010.11 Interior Wall Painting*

The gypsum board walls in the washrooms, gym storage, mechanical room areas are painted.
General Office and Conference Room was painted in 2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	15	MAR-07

Event: Paint the classroom and corridor walls:

Recommendation:

Paint classroom and corridor walls (2878 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$24,600	Unassigned

Updated: MAR-07

C3020.01.02 Paint Concrete Floor Finishes*

Concrete floor in mechanical room is painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	10	MAR-07

Event: Paint Concrete Floor

Recommendation:

Paint concrete floor (76 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$4,059	Unassigned

Updated: MAR-07

C3020.02 Tile Floor Finishes**

Ceramic floor tile is located in the corridor outside of the general office, washrooms, and gymnasium change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

C3020.04 Wood Flooring**

Located in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

Event: Refinish Wood Flooring**Recommendation:**

Refinish gymnasium wood floor (364 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$97,293	Unassigned

Updated: MAR-07

C3020.07 Resilient Flooring**

VCT is located in the corridors, classrooms and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-07

Event: Replace existng resilient flooring**Recommendation:**

Replace existing VCT with new vinyl tile (1436 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$65,190	Unassigned

Updated: MAR-07

C3020.08 Carpet Flooring**

Carpet is located in some of the classrooms, in the library and general office area. The carpet was replaced in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	15	MAR-07

C3030.04 Gypsum Board Ceiling Finishes*

Gypsum board ceilings are located in the washrooms, storage, gymnasium change rooms and janitorial rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	MAR-07

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

Suspended t-bar grid system with acoustic tiles in corridors, classrooms and office areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07

Event: Replace existing suspended ceiling tiles**Recommendation:**

Replace existing ceiling tiles (2000 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$87,084	Unassigned

Updated: MAR-07

C3030.07 Interior Ceiling Painting*

Gypsum wall board ceilings described in C3030.04 and the exposed steel roof joist in the gymnasium are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	20	MAR-07

Event: Repaint Drywall Ceiling**Recommendation:**

Repaint gypsum board ceilings (643 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$5,412	Unassigned

Updated: MAR-07

S4 MECHANICAL

D2010.01 Water Closets

Floor, flush valve, open front seat - students
floor, flush tank - Staff

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-07

D2010.02 Urinals

Stall, flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-07

D2010.03 Lavatories

Stainless steel bowl, time delay faucet - students.
On/off brass - staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	35	MAR-07

D2010.04 Sinks**

Various sizes, stainless steel, swing spout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D2010.05 Showers**

Institutional head, time delay, central mix valve. Students.
Pressure balance mix valve, deluxe shower head. Staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D2010.08 Drinking Fountains / Coolers**

Wall. Vitreous china. Non refrigerated. Bubblers at some counter sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-07

D2010.09 Other Plumbing Fixtures*

Floor sink, brass complete with vacuum breaker dishwasher in staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-07

D2020.01.02 Valves: Domestic Water**

Gate and globe valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Installed on heating system make up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-07

Event: Install backflow preventor**Concern:**

No backflow preventor installed in main water supply.

Recommendation:

Install backflow preventor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$6,150	High

Updated: MAR-07

Event: Replace Backflow Preventer

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$1,476	Unassigned

Updated: MAR-07

D2020.02.02 Plumbing Pumps: Domestic Water**

Inline recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	20	MAR-07

D2020.02.06 Domestic Water Heaters**

A.O. Smith, (two) natural draft, motorized flue damper.

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

D2020.03 Water Supply Insulation: Domestic*

Hot, cold, recirculation piping insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-07

D2030.01 Waste and Vent Piping*

Cast iron, copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-07

D2030.02 Waste Piping Specialties

Solids interceptor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-07

D2040.01 Rain Water Drainage Piping Systems*

Connected to underground sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-07

D2040.02.04 Roof Drains*

Full flow, cast domes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-07

D3010.02 Gas Supply Systems*

Piping distribution to boilers, domestic hot water heaters, portable furnaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	60	MAR-07

D3020.01.01 Heating Boilers & Accessories: Steam**

Low pressure steam boiler for humidification. Not in operation. Costs included in D3050.03.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	35	MAR-07

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

Class B chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-07

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

Two (2) rheem copper tube boilers, natural draft, standing pilot. Complete with relief valve, low water cut off. Flow switch. 1,094,000 btu/hr input each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-07

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

Class B chimneys for each boiler. Insulated combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-07

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

Sidestream filter, chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3020.05 Auxiliary Equipment: Heat Generation*

Diaphragm expansion tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3040.01.01 Air Handling Units: Air Distribution**

Gymnasium air system. Built up indoor unit consists of motorized fresh, return, exhaust air dampers, filter section, heating coil in return air, supply fan, return fan, low velocity ducted distribution, ducted return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3040.01.01 Air Handling Units: Air Distribution**

Classroom air system. Built up indoor unit. Consists of motorized fresh, return, exhaust air dampers, filter section, heating coil in return air, supply fan, return fan, low velocity distribution, ceiling return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

50 mm throw away filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3040.01.04 Ducts: Air Distribution*

Low velocity, galvanized ductwork to air outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-07

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Vary as to type. Fixed pattern square/panel diffusers, linear grilles, adjustable bar grilles, rotojet grilles, egg crate and linear bar return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3040.02 Steam Distribution Systems: Piping/Pumps**

Low pressure steam piping to steam grid humidifiers. Condensate piped to condensate receiver.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3040.03.01 Hot Water Distribution Systems**

Two (2) base mounted pumps circulate heated water via black iron piping to radiation, reheat coils, fan coil units, convectors. Gate isolation valves. Globe balancing valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-07

D3040.04.01 Fans: Exhaust**

Delhi cabinet roof fans. Residential ceiling exhaust fans, residential range hoods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3040.04.03 Ducts: Exhaust*

Low velocity, galvanized to exhaust air outlets and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3050.01.01 Computer Room Air Conditioning Units**

Room temperatures excessive.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	MAR-07

Event: Install air conditioning.

Concern:

Excessive computer room and server room temperatures.

Recommendation:

Install air conditioning.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$61,500	High

Updated: MAR-07

D3050.02 Air Coils**

Eight (8) duct mounted hot water coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3050.03 Humidifiers**

Steam grid humidifiers installed in two (2) air systems. Not in operation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	25	MAR-07

Event: Replace Humidification

Concern:

No humidification. Steam boiler de-energized due to high maintenance costs.

Recommendation:

Install low maintenance gas fired humidification and water softener.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$86,100	Medium

Updated: MAR-07

D3050.05.01 Convectors**

Recessed convectors installed in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-07

D3050.05.02 Fan Coil Units**

Wall units installed at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3050.05.03 Finned Tube Radiation**

Perimeter radiation installed within enclosure and millwork. Some bare element in ceiling space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-07

D3050.05.06 Unit Heaters**

Vertical heater in mechanical room, electrical room. Vertical heaters with protective cage in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3060.02.01 Electric and Electronic Controls**

Electric thermostat cycles mechanical room unit heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3060.02.02 Pneumatic Controls**

Duplex air compressor, refrigerated dryer. Pneumatic room thermostats, control valves, damper motors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-07

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

No BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	20	MAR-07

Event: Instal BMCS**Concern:**

Current energy management technology not being utilized.

Recommendation:

Install BMCS.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$98,400	Medium

Updated: MAR-07**D4030.01 Fire Extinguisher, Cabinets and Accessories***

Water pump tank extinguishers installed in cabinets. ABC fire extinguishers installed on wall hooks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

S5 ELECTRICAL

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

An FPE main distribution centre has been provided and is located in the main electrical room, and fed from an on-site pad mounted transformer, located in the east side of the property. The switchboard is rated at 600A, 120/208V, 3 phase, 4 wire, and is complete with a 600 Amp main breaker and a feeder breaker section. All feeder breakers are well identified and there is ample spare space for additional breakers. The switchboard is installed on a housekeeping pad.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-07

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

Branch circuit panel boards have been provided throughout the school, and are located in mechanical rooms, and the corridors of classroom wings. There is ample spare capacity in the panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-07

D5010.07.02 Motor Starters and Accessories**

Wall mounted motor starters have been provided for motor control. Starters are complete pilot lights and hand-off-auto selector switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-07

D5020.01 Electrical Branch Wiring*

All branch is copper and is in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-07

D5020.02.01 Lighting Accessories (Lighting Controls)*

Lighting control is by line voltage switches throughout the school except the gym which has been provided with a low voltage switching system. All areas are locally switched.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-07

D5020.02.02.02 Interior Florescent Fixtures**

Fluorescent fixtures are of the recessed and surface mounted type. Fixtures are complete with T12 lamps and magnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

Event: Replace Interior Florescent Fixtures**Recommendation:**

Replace existing fluorescent fixtures with new energy efficient fixtures utilizing T8 lamps and electronic ballasts. Cost estimate is based on replacing approximately 500 fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$123,000	Unassigned

Updated: MAR-07

D5020.02.03.01 Emergency Lighting Built-in*

Emergency lighting is provided by connecting selected fixtures around the school to an emergency power system as supplied by an on-site emergency engine-generator set and these act as emergency lights during a power outage. All paths and points of egress are well covered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-07

D5020.02.03.03 Exit Signs*

Exit signs are of the LED type. All required exits have been provided with exit signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D5020.02.05 Special Purpose Lighting*

Theatre type stage lighting has been provided in the drama room. Fixtures are of the incandescent type and are dimmer controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

H.P.Sodium wall mounted light fixtures have been provided around the building. Fixtures are rated at 100 Watts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-07

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

Exterior lighting control is 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	1981	30	MAR-07

D5030.01 Detection and Fire Alarm**

A hard wired, zoned fire alarm system has been provided. It is complete smoke with detectors, heat detectors, pull stations and bells. The system is the product of Edwards, Model 6500. It is tested annually and is externally monitored. The main control panel is with an integral annunciator and is located in the general office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	25	MAR-07

Event: Replace fire alarm system**Concern:**

Fire alarm system is obsolete and no longer supported by the manufacturer. Parts are no longer available.

Recommendation:

Replace system with a new addressable system complete with bell/strobe units and in compliance with present day building codes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$43,050	High

Updated: MAR-07

D5030.02.02 Intrusion Detection**

A Magnum Alert intrusion alarm system has been provided. It is complete with door contacts, motion sensors and key pads. It is externally monitored..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	25	MAR-07

D5030.04.01 Telephone Systems*

Telephone service is underground and the terminal board is located in the utility room. A Nortel Meridian telephone system has been provided. Telephone sets have been provided in the administration area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-07

D5030.04.03 Call Systems**

The call system is the product of Bogen, Model Multicom 2000. The head end equipment is located in the utility room. It is interfaced with the phone system, a Bogen TPU-100B paging amplifier, and a JVC music centre. Each classroom has been provided with a telephone set. Speakers have been provided throughout the school including one in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	MAR-07

D5030.04.04 Data Systems*

Cat 5 cabling has been provided throughout the school. Data outlets have been provided in each classroom and in the administration areas. The network is located in a room off the library and is complete with wall mounted patch panels, hubs and switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	MAR-07

D5030.06 Television Systems*

Cable television service has been provided and the terminal board is located in the utility room. A TV outlet has been provided in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-07

D5090.02 Packaged Engine Generator Systems (Emergency Power System)**

An Onan natural gas fired emergency engine-generator set has been provided. The unit is located in the electrical room. The unit is rated at 15kW, 120/208V, 3 phase, 4 wire. An automatic transfer switch, a battery charger and block heater have been provided. The unit supplies power to selected light fixtures around the school, selected mechanical equipment, and life safety systems such as the fire alarm system. The unit is serviced and tested regularly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E2010.02 Fixed Casework****

Fixed Casework construction consists of wood veneer boxes with plastic laminate counter tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	MAR-07

E2010.03.01 Blinds**

Vertical blinds at all exterior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

Event: Replace vertical blinds**Recommendation:**

Replace blinds - (11 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$8,118	Unassigned

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings*

The 1982 portables appear to be a wood foundation and frame with a built-up roof and metal siding.

New flooring, carpet and VCT installed in 2002. Exterior plywood panels above and below doors and windows and plywood skirting requires replacement and painting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-07

Event: Replace Exterior Plywood**Recommendation:**

Replace and paint exterior plywood above and below windows and doors. Replace and paint exterior plywood skirting. (6 portables)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$11,070	Medium

Updated: MAR-07

F1010.02.05 Grandstands and Bleachers**

A small set of wood portable bleachers are located in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

F2020.01 Asbestos*

Asbestos Building Material Survey Report issued June 28, 2000. Asbestos Cement panels identified in a portable were removed in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	MAR-07

F2020.04 Mould*

None detected or reported during review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-07

F2020.09 Other Hazardous Materials*

None detected or reported during review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-07

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Current path from parking lot to Main Entrance is a concrete sidewalk. The width of the sidewalk meets current code requirements. Not level grade transition at Main Entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	MAR-07

Event: **Provide a level access at Main Entrance**

Concern:

Pathway from parking to Main Entrance does not meet current Barrier Free Code requirements.

Recommendation:

Install signage to designate parking stalls for disabled persons.
Provide level at grade transition at designated barrier free entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$9,225	Unassigned

Updated: MAR-07

K4010.02 Barrier Free Entrances*

No power operators at Main Entrance for exterior and interior vestibule doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	MAR-07

Event: **Install power operators at Main Entrance Doors**

Concern:

Main Building Entrance does not meet current barrier free accessible code standards.

Recommendation:

Install power operated entrance doors at exterior and vestibule doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$18,450	Unassigned

Updated: MAR-07

K4010.03 Barrier Free Interior Circulation*

Interior Circulation paths in school meet current code barrier free accessible requirements. Interior doors widths meet current code barrier free accessible requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	MAR-07

K4010.04 Barrier Free Washrooms*

Modify a set of Boys and Girls washrooms to meet current barrier free accessible code standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	MAR-07

Event: Upgrade washrooms to barrier free standards - area cost**Concern:**

Washrooms do not meet current barrier free accessible code standards.

Recommendation:

Modify a Boys and Girls washroom to meet current barrier free accessible code standards. Modify washroom entrance from corridor (remove concrete block) and create barrier free stall (new partitions). Provide grab bars and other washrooms accessories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$12,300	Unassigned

Updated: MAR-07