

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Sherbrooke School

B3253A
Edmonton

Facility Details

Building Name: Sherbrooke School
Address: 12245 - 131 Street
Location: Edmonton

Building Id: B3253A
Gross Area (sq. m): 5,999.10
Replacement Cost: \$16,085,987
Construction Year: 1953

Evaluation Details

Evaluation Company: Wade Engineering Ltd.
Evaluation Date: January 31 2011
Evaluator Name: Roland Hoath

Total Maintenance Events Next 5 years: \$985,132
5 year Facility Condition Index (FCI): 6.12%

General Summary:

1953 - The original 1,482.7m² building constructed.

1954 - a 1,431.9m² addition was constructed.

1956 - a 192.0m² addition was constructed.

1963 - a 2,893.5m² addition was constructed.

Total equals 6000.1m².

1998 - Modernization.

1999 - Modernization.

2007 - Modernization of complete interior, mechanical equipment and electrical service distribution.

The school capacity is 715 students. Current grades are K-9.

Edmonton Public Schools stopped using Sherbrooke School in 1987 and has been leasing it to a variety of tenants since that time.

Tenant now is Aurora Charter School and Shumka Dance Studios.

Overall the school is in acceptable condition.

Structural Summary:

1953, 1954, 1956: Wood framed walls, roof and suspended floor over crawl space. All bearing on concrete foundation walls on strip footings.

1963: Precast concrete tees at roof and suspended floor assembly bearing on concrete beams and columns. Concrete slab on grade and grade beams on strip footings.

Structural systems are in acceptable condition.

Envelope Summary:

1953, 1954, 1956: Wood framed exterior walls with face brick at entrance. Acrylic stucco covers remaining exterior. Windows are new operable anodized aluminum framed. SBS roof on entire building was replaced in 2007.

1963: Exterior walls are Acrylic stucco as well as some face brick on gymnasium and entrance. Windows are new operable anodized aluminum framed.

Overall condition is acceptable.

Interior Summary:

1953, 1954, 1956: Partitions are typically wood frame with plaster wall finish. Ceiling finishes include plaster, asbestos stipple and 12 x 12 acoustic tiles. Floor finishes include vinyl tile, sheet vinyl, terrazzo, carpet, and seamless epoxy. Solid core wood door set in wood frames. Doors and millwork new in 2007 modernization.

1963: Partitions are typically concrete block. Ceiling finishes include acoustic tile and painted gypsum board. Floor finishes include vinyl tile, ceramic tile, hardwood and carpet.

The 2007 modernization included flooring, interior doors, interior windows and frames, paint and millwork in all sections of the building.

Interior components are acceptable.

Mechanical Summary:

Most mechanical systems were upgraded during 2007 modernization.

New Heating system consists of two Lochinvar 2,000,000 BTU boilers.
 Hot water tanks are located in mechanical rooms.
 Heat to classrooms in 1953/54 sections provided via wall unit ventilators.
 Two (2) built up low velocity air systems provide ventilation for 1963 addition.
 New roof top units supply 1953/54 sections with ventilation.
 Fire protection consists of wet standpipe/fire hose cabinets and fire extinguishers.
 Fire protection in 1953/54 sections by hand held ABC extinguishers.

Mechanical systems are in acceptable condition.

Electrical Summary:

Electrical main and distribution installed new during 2007 modernization.
 120/240V/1PH 800 amp main power service.
 Fluorescent lighting in building is T8 lamps and electronic ballasts.
 Edwards fire alarm system with fire alarm bells and strobe lights.
 DC battery pack type emergency lighting system with LED exit signs.
 Security cameras in building interior.
 Intrusion detection system in building.
 Lighting fixtures with CFL's at building entrances.
 Telephone system is new and has paging abilities.
 Data system provided by local provider.

Electrical systems are in 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 walls and strip footings in all sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

A1030 Slab on Grade*

1953: Mechanical room slab-on-grade.
1963: Concrete slab-on-grade throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

A2020 Basement Walls (& Crawl Space)*

1953, 1954, 1956: Cast-in-place foundation walls in crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

B1010.01 Floor Structural Frame (Building Frame)*

1953, 1954, 1956: Suspended floors over crawl spaces are wood joists bearing on perimeter concrete foundation walls and interior concrete pads and pedestals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

B1010.03 Floor Decks, Slabs, and Toppings* - 1953

Main floor has suspended wood framed floors with wood decking. Suspended concrete slabs at entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	APR-11

B1010.03 Floor Decks, Slabs, and Toppings* - 1963

Second floor on 1963 section has concrete topping poured over pre-cast concrete tees.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

B1010.05 Mezzanine Construction*

Small gymnasium has Mezzanine built for storage above the stage. Wood framed joist construction with unfinished plywood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	0	APR-11

B1010.07 Exterior Stairs*

Cast in place concrete steps at most exterior entrances. All are on very poor condition. Nosings have broken off and cast in place handrails are loosening up.

Landing off of East side of gym is wood construction and does not meet any building code. This must be made safe and to code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	APR-11

Event: Repair/rebuild concrete Stairs**Concern:**

Nosing on stairs are broken off in many locations. This poses a tripping hazard.

Landing at East Exit from gymnasium is wood construction and does not comply to any building code.

Recommendation:

Rebuild nosings on all exterior concrete stair treads. Add none slip treatment.

Create new landing off gymnasium.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$6,000	High

Updated: APR-11

B1020.01 Roof Structural Frame* - 1953

Diagonal wood planks on wood joists on load bearing wood stud walls.

Wood roof joists and planking bearing on wood stud walls in most locations. Longer spans in gymnasium have steel trusses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	APR-11

B1020.01 Roof Structural Frame* - 1963

Precast concrete roof bearing on concrete beams and columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

B1020.04 Canopies* - 1953

Cantilever'd wood joists bearing on wood framed wing walls at North West entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	APR-11

B1020.04 Canopies* - 1963

Cantilever'd concrete canopy bearing on cast in place concrete frame at Main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

S2 ENVELOPE**B2010.01.01 Precast Concrete: Exterior Wall Skin***

Acrylic stucco installed during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

Event: Completed Replace 1953 exterior cladding with EIFS**Concern:**

Plywood is rotted in areas and cement asbestos board is cracked.

Recommendation:

Remove plywood and cement asbestos board and provide new sheathing with EFIS system and sheet membrane vapour barrier. Reduce size of window openings to approximately 50% of current size. (2,150 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$461,031	Medium

Updated: APR-11

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Small section of brick at main entrance, South wall of staff room and on East wall of gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

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

EIFS Acrylic stucco system on 1 1/2 inch rigid insulation. Peel and stick sheet membrane vapour barrier over existing sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

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

Joint seal caulking around all windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	20	APR-11

Event: Replace caulking (875 meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$41,125	Unassigned

Updated: APR-11

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

Small area of glass block adjacent North West entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	APR-11

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

Load bearing wood stud exterior walls on 1953 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	APR-11

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

Peel and stick sheet membrane vapour barrier over existing sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

Painted metal louvers for air handlers in classrooms and mechanical rooms throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

B2010.09 Exterior Soffits*

1953, 1954, 1956: Painted plywood soffits.

NOTE: Have been replaced with acrylic stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Completed Replace plywood soffits**Concern:**

Plywood soffits have rotting and delaminating components.

Recommendation:

Remove plywood soffits and replace with prefinished metal soffits (320 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$33,721	Low

Updated: APR-11

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

1963: Early generation aluminum frames with double glazing and hopper vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	40	APR-11

Event: Completed Replace aluminum windows**Concern:**

Windows are cool to the touch; evidence of damage to interior finishes due to leaks.

Recommendation:

Replace windows with curtain wall type aluminum frame double glazed windows complete with vents. Co-ordinate installation with new exterior cladding for superior air seal membrane tie-ins. (245 sq.m. - 36 vents).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$184,413	Unassigned

Updated: APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 2007**

Anodized aluminum window frames C/W double 1/4 inch glazing installed during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	40	APR-11

Event: Replace Windows (530m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$1,209,460	Unassigned

Updated: APR-11

B2020.01.01.05 Wood Windows (Glass & Frame)**

1953: Wood window frames with double glazing complete with hopper vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	35	APR-11

Event: Completed Replace wood windows**Concern:**

Wood window frames have deteriorated significantly: some rotting in exterior sills, joints opening up, feels drafty.

Recommendation:

Replace wood window with curtain wall type aluminum framed complete with double glazed sealed units and vents. Coordinate with new exterior cladding to achieve superior air seal. Reduce size of windows by 50% (420 sq.m. - 60 vents)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$316,136	Medium

Updated: APR-11

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Aluminum store front assembly at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Replace store front (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	3	\$17,500	Unassigned

Updated: APR-11

B2030.01.10 Wood Entrance Door - 1953**

(3) The original 1953 North West entrance wooden doors in wood frames were not replaced during 2007 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Completed Replace wood entrance doors**Concern:**

Original wood doors and frames are in marginal condition and provide very little insulation. Joints in wood frames are opening up. Some door panels are de-laminating.

Recommendation:

Remove exterior wood doors and frames and provide new insulated metal doors, frames and hardware. (16 doors and frames)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$42,152	Medium

Updated: APR-11

B2030.02 Exterior Utility Doors - Steel**

New steel insulated Utility doors and steel frames installed during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	40	APR-11

Event: Replace Exterior Utility Doors (15)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$24,000	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors - Wood - 1953**

Wood doors set in wood frames. Double doors off Small gymnasium and a single off mechanical room. Both in 1953 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	40	APR-11

Event: Replace exterior wood utility doors (3)**Concern:**

Wood doors and frames have deteriorated; panels are delaminating, hardware and weather stripping are worn out.

Recommendation:

Replace exterior utility doors with new insulated hollow metal doors and frames.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$7,500	High

Updated: APR-11

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1953**

1953, 1953, 1956: Original BUR roofing replaced with new BUR in 1981.

New SBS in 2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	APR-11

Event: Completed Replace 1953 roof.**Concern:**

Roofing has had leaks in the past but not currently leaking. Nearing end of effective life.

Recommendation:

Replace BUR in 1953, 1954 and 1956 with 2 ply SBS membrane (3,107 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$491,328	Medium

Updated: APR-11

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1963**

Original BUR roofing still in place.

New SBS in 2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	APR-11

Event: Completed Replace 1963 roof**Concern:**

Evidence of ponding and reports of past and current leaks.
Roof is beyond normal life expectancy.

Recommendation:

Replace BUR in 1963 phase with 2 ply SBS membrane (1,900 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$300,329	Medium

Updated: APR-11

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

New SBS roof system installed during modernization to entire school roof.
1" fiberboard, sloped rigid insulation, 6mil poly vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	25	APR-11

Event: Replace SBS Roof System (6000m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$1,033,400	Unassigned

Updated: APR-11

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

Roof hatch in two locations for roof access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

S3 INTERIOR**C1010.01 Interior Fixed Partitions* - 1953 Section**

Plaster finish on wood lath on wood studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	APR-11

C1010.01 Interior Fixed Partitions* - 1963 Section

Concrete block partitions throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

C1010.04 Interior Balustrades and Screens, Interior Railings*

Metal pipe balustrade at balcony over looking 1963 gym.

Height of railing and balustrade spacing does not comply to current codes and is a hazard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	APR-11

Event: Replace balcony rail**Concern:**

Spacing between balustrades (10 inches) and height (39 inches) may create a situation where a child can fall between them.

Recommendation:

Replace existing rail with new code compliant rail or modify existing rail to comply.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$4,610	Medium

Updated: APR-11

C1010.05 Interior Windows*

Anodized aluminum interior window frames separate office from front corridor and West wing offices..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

C1010.06 Interior Glazed Partitions and Storefronts*

Anodized aluminum frames with 1/4 inch glazing separate computer learning room with library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

C1010.07 Interior Partition Firestopping*

Structure, mechanical ductwork and electrical conduit penetrate fire partitions throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

Event: completed Repair fire stopping**Concern:**

Openings in fire separations have not been properly fire stopped

Recommendation:

Provide fire stopping at all fire rated partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$8,562	Unassigned

Updated: APR-11

C1020.01 Interior Swinging Doors (& Hardware)*

Painted wood doors in wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Completed Replace interior doors and hardware`**Concern:**

Doors and frames have been damaged. Hardware is breaking down.

Recommendation:

Replace interior doors and hardware (98 doors). Upgrade door locksets to lever design.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$129,089	Low

Updated: APR-11

C1020.01 Interior Swinging Doors (& Hardware)* - 2007

All interior doors and hardware replace during modernization. Wood painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

C1020.02 Interior Entrance Doors* - 1953

Glazed wood doors set in wood frames at entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	APR-11

Event: Replace interior entrance doors (2)**Concern:**

Doors in entrance vestibule at 1953 North West entrance have been used extensively and door hardware is worn out.

Recommendation:

Replace interior entrance doors at North West entrance vestibule with aluminum to match main entrance. (Double doors and frame).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$19,759	Low

Updated: APR-11

C1020.02 Interior Entrance Doors* 1963

New Anodized Aluminum vestibule doors and frames installed during modernization at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

C1020.03 Interior Fire Doors*

All interior fire doors have been replaced during the modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Completed Add fire rated doors and frames**Concern:**

Doors and frames in fire rated assemblies are not fire rated.

NOTE: All replaced with steel doors during modernization.

Recommendation:

Provide fire rated doors and frames in rated assemblies. (33 doors and frames).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$65,862	Low

Updated: APR-11

C1020.05 Interior Large Doors*

Metal rollup door on concession opening.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-11

C1030.01 Visual Display Boards**

Chalkboards and tackboards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	20	APR-11

Event: Completed Replace chalkboards and tackboards - (250 boards)**Concern:**

Original chalkboards have deteriorated writing surfaces. Removal includes asbestos abatement because of the transite board construction. They are recessed into the plaster walls.

NOTE: All replace new during modernization.

Recommendation:

Remove chalkboards, repair walls and provide new whiteboards and tackboards. (28 classrooms @ \$3000 per classroom.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$87,500	Low

Updated: APR-11

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

Original painted wood and metal toilet partitions.

NOTE: 18 new partitions installed during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Completed Replace toilet partitions (18)**Concern:**

Original toilet partitions have a painted finish and are in marginal condition with broken hinges and bent panels.

Recommendation:

Provide new baked enamel finish metal toilet partitions. (21 cublices).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$42,300	Low

Updated: APR-11

C1030.08 Interior Identifying Devices*

Variety of Engraved plastic signage types and styles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Completed Replace signage**Concern:**

Signage system is incomplete and consists of a variety of types and styles.

Recommendation:

Replace signage with a single durable and flexible system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$6,586	Low

Updated: APR-11



Laminated paper signage.

C1030.10 Lockers**

Metal lockers recessed along corridor walls.

NOTE: All lockers replace during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Completed Replace lockers (203)**Concern:**

Lockers located in corridors are banged up and damaged. Some have been re-painted which presents a maintenance concern.

Recommendation:

Remove existing lockers and replace with new pre-finished lockers (245 lockers).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$358,092	Unassigned

Updated: APR-11

C1030.12 Storage Shelving*

Painted Plywood or stained maple perimeter millwork shelves in classrooms and in storage rooms.

NOTE: Millwork and shelving all replace new during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Completed Replace storage shelving**Concern:**

Existing millwork shelving is damaged and chipped; painting is a maintenance concern.

Recommendation:

Replace millwork shelving with clear finish shelving (20 meters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$10,537	Low

Updated: APR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

Miscellaneous washroom accessories throughout.

NOTE: All accessories installed new during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Completed Replace washroom accessories**Concern:**

Washroom accessories are damaged and old.

Recommendation:

Provide new washroom accessories. (\$500 per toilet)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$16,466	Low

Updated: APR-11

C2010 Stair Construction*

Wood stairs to stage and to lower storage area.

1953, 1954, 1956 Sections - Concrete stairs located in mechanical room.

1963 Section - Concrete treads and risers to second floor. Covered with rubber treads and nosings.

These treads and nosings are in poor condition and should be replaced.

1963 - Concrete stairs to mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

C2020.02 Terrazzo Stair Finishes*

Terrazzo stairs at North West entrance. Two steps only. Landing covered with sheet vinyl flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

C2020.08 Stair Railings and Balustrades*

Painted steel rails with vinyl covering on each side of stairs leading to second floor. Pipe handrails to stairs leading to basement mechanical rooms. Balustrades are 1/2 inch square painted steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

C3010.06 Tile Wall Finishes**

1953 Section had ceramic tiles installed from floor, up 2.5 meters on perimeter walls in boys and girls washrooms during modernization.

No other tiled walls in school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	40	APR-11

Event: Replace Tile Wall Finishes (100m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$47,000	Unassigned

Updated: APR-11

C3010.09 Acoustical Wall Treatment**

Wood stripped wall panels installed on top half of gym walls for acoustic suppression. No concerns from staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	APR-11

Event: Replace Acoustical Wall Treatment (185m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$46,250	Unassigned

Updated: APR-11

C3010.11 Interior Wall Painting*

All concrete block, plaster and gypsum board surfaces have been painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Completed Repaint interior walls**Concern:**

Paint surfaces are damaged, dirty and yellowing in many areas.

Recommendation:

Repaint interior walls. (12,000 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$142,262	Low

Updated: APR-11

C3020.01.01 Epoxy Concrete Floor Finishes*

1963 section has epoxy concrete surface on stairs and landings leading from main floor to second floor in the stairwell only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

C3020.02 Tile Floor Finishes**

Ceramic floor tiles including base in front entrance corridor, washrooms and change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	50	APR-11

Event: Replace Tile Floor Finishes (266m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2057	\$81,130	Unassigned

Updated: APR-11

C3020.03 Terrazzo Floor Finishes*

The 1953 section has Terrazzo floor finish at North West entrance foyer only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	APR-11

C3020.04 Wood Flooring**

Hard wood sports flooring in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Completed Refinish 1963 gym floor(368m²)**Concern:**

Refinishing is necessary to avoid surface damage to the wood flooring. Sand down to bare wood, make minor repairs and re-finish.

NOTE: Sports floor refinished during modernization.

Recommendation:

Refinish gymnasium wood floor. (368 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$24,369	Low

Updated: APR-11

C3020.07 Resilient Flooring - Sheet**

New sheet flooring in all corridors during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	20	APR-11

Event: Completed Replace 1963 resilient flooring (2000m²)**Concern:**

Vinyl tiles are in very poor condition; damaged and curling, some mismatched patterns.

Recommendation:

Remove vinyl and vinyl asbestos tiles and replace with new vinyl tiles. (1,200 sq.m. plus \$25,000 for asbestos abatement).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$306,000	Medium

Updated: APR-11

C3020.07 Resilient Flooring - VCT**

Vinyl tiles in most classrooms.

All VC tiles replace new during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	20	APR-11

Event: Completed Replace 1953 classrooms flooring (2040m²)**Concern:**

Joints in vinyl tile and sheet vinyl are opening up. Damaged and stained areas throughout.

Recommendation:

Replace resilient flooring in 1953 phase classrooms (1,420 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$201,960	Medium

Updated: APR-11

C3020.08 Carpet Flooring**

Office areas, library and a few of classrooms have carpet flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	15	APR-11

Event: Completed Replace carpet (477m²)**Concern:**

Carpet is worn and stained throughout; difficult to keep clean.

Recommendation:

Remove carpet in offices and library and replace with new carpet (580 sq.m.). Remove carpet in classrooms and replace with resilient flooring (490 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$48,200	Low

Updated: APR-11

C3020.11 Floor Painting*

Painted concrete floor in mechanical room. Epoxy type paint/coating on concrete in stairwells to second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

C3020.14 Other Floor Finishes*

Sheet rubber flooring provided by tenant in 1953 original library and in 1954 gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	APR-11

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Precast concrete floor beams are ceiling of mechanical room. These are not painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

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

1963 Section has suspended T-bar grid with acoustic panels in corridors, main office and staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	25	APR-11

Event: Completed Remove 1963 T-bar ceiling**Concern:**

Ceiling tiles are damaged and water stained.

Recommendation:

Replace T-bar ceiling in 1963 phase corridors and main floor lobby (480 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2010	\$22,393	Low

Updated: APR-11

Event: Replace Acoustic T-Bar (480m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$35,040	Unassigned

Updated: APR-11

C3030.07 Interior Ceiling Painting*

Painted plaster ceilings in storage rooms, washrooms, gyms and portions of classrooms and corridors.

NOTE: All completed during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

Event: Completed Re-paint selected ceiling**Concern:**

Painted ceiling finishes are dirty, yellowing.

Recommendation:

Re-paint selected ceilings in rooms likely to remain as painted: storage rooms, washrooms, gymnasium, mechanical rooms, locker rooms (910 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$10,801	Low

Updated: APR-11

C3030.09 Other Ceiling Finishes* - 1953 Stipple

1953, 1954, 1956 - Stipple ceiling finish throughout most classrooms. Has been painted during modernization. May contain asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	APR-11

Event: Hazardous Material Management review

Concern:

Stipple ceilings in 1953, 54, 56 sections may contain asbestos.

Recommendation:

Retain the services of an asbestos abatement company to determine if stipple contains hazardous asbestos and procedures to follow if removal or disruption of material is required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2011	\$3,000	Medium

Updated: APR-11

C3030.09 Other Ceiling Finishes* - Glue on Acoustic

1953, 1954, 1956 Sections - Perforated 400 X 400 glue on type acoustic ceiling tiles in corridors and classrooms. (1963 Gymnasium) These tiles are installed between every other roof support beam in gymnasium to hide mechanical ducting and wiring for lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

S4 MECHANICAL**D2010.04 Sinks** - All sections**

Stainless steel (9).
Wall hung ceramic (2).
Mop (2)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Replace sinks (13)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$23,132	Unassigned

Updated: APR-11**D2010.05 Showers****

(1) Fiberglass shower in Co-Ed barrier free staff washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Replace fiberglass shower (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$3,000	Unassigned

Updated: APR-11**D2010.08 Drinking Fountains/Coolers****

Wall mounted ceramic on-refrigerated (3).
Wall mounted Stainless steel body Refrigerated (5)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	35	APR-11

Event: Replace drinking fountains (8)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$27,000	Unassigned

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1953**

Floor flush valve and tank, open front seat (11).
See Lifecycle Replacement under D2020.10 - All sections

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	35	APR-11

Event: Completed Replace water closets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$21,076	Unassigned

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1953**

Stall urinals, flush tank (7).
See Lifecycle Replacement under D2020.10 - All sections

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	35	APR-11

Event: Completed Replace urinals.**Concern:**

Urinals cracked.

Recommendation:

Install new urinals with flush valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$36,883	High

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1953**

Wall hung. On/off brass (10).

See Lifecycle Replacement under D2020.10 - All sections

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	35	APR-11

Event: Completed Replace lavatories**Concern:**

Vitreous china lavatories have separate hot and cold spouts.

Recommendation:

Install new countertop stainless steel lavatories complete with time delay faucet and mixing valve.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$63,227	High

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1963**

Floor, flush valve and tank, open front seat (15).

See Lifecycle Replacement under D2020.10 - All sections

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	35	APR-11

Event: Completed Replace water closets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$30,296	Unassigned

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1963**

Stall urinals, flush valve (8).

See Lifecycle Replacement under D2020.10 - All sections

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	35	APR-11

Event: Completed Replace urinals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$42,152	Unassigned

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1963**

Wall hung. On/off brass (8).

See Lifecycle Replacement under D2020.10 - All sections

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	35	APR-11

Event: Completed Replace lavatories**Concern:**

Vitreous china lavatories have separate hot and cold spouts.

Recommendation:

Install new countertop stainless steel lavatories complete with time delay faucet and mixing valve.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$26,344	High

Updated: APR-11

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - All sections**

All washroom fixtures installed new during the 2007 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	35	APR-11

Event: Replace (WC (32), Lav (25), Urnl (18))

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$201,620	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping and fittings. Some piping replaced during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	APR-11

D2020.01.02 Valves: Domestic Water - 1953**

Operation of valves suspect. Many do not hold or operate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	40	APR-11

Event: Completed Replace domestic water isolation valves. (20)**Concern:**

Isolation valves do not hold.

Recommendation:

Replace isolation valves throughout.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$26,344	Medium

Updated: APR-11

D2020.01.02 Valves: Domestic Water - 1963**

Operation of valves suspect. Many do not hold or operate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	40	APR-11

Event: Completed Replace domestic water isolation valves. (40)**Concern:**

Isolation valves do not hold.

Recommendation:

Replace isolation valves throughout.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$52,344	Medium

Updated: APR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

No backflow prevention installed on fire line.
 No backflow prevention installed on water main.
 No backflow prevention on boiler make up line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	20	APR-11

Event: Completed Install deficient backflow preventor.**Concern:**

No backflow prevention installed on fire line, main water supply or boiler make up.

Recommendation:

Install backflow prevention to comply to City of Edmonton bylaw.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$18,441	High

Updated: APR-11

Event: Replace Backflow Preventors (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$32,000	Unassigned

Updated: APR-11

D2020.02.02 Plumbing Pumps: Domestic Water**

Grundfos recirculation pumps (2).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	20	APR-11

Event: Replace pumps (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$6,000	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters**

Older hot water heaters in both sections. One does not work. The other goes out on flame failure often.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1986	20	APR-11

Event: Replace hot water heaters (2)**Concern:**

Hot water heaters are 23 years old. One could not be fired. The other is unreliable.

Recommendation:

Replace both hot water heaters with new ones.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$12,500	Medium

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

Supply line is insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

D2030.01 Waste and Vent Piping* - #1

Cast iron, copper, galvanized piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Completed Replace exposed waste and vent piping in crawl space.**Concern:**

Existing piping varies in age up to 53 years. Musty odor noted in crawl space.

Recommendation:

Replace exposed waste and vent piping in crawl space.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$79,034	High

Updated: APR-11

D2030.01 Waste and Vent Piping* - #2

Cast iron underground sewer lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Completed Video underground sewer lines.

Concern:

Existing piping varies in age up to 53 years.

Recommendation:

Video underground sewer lines to determine condition of piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2010	\$11,855	High

Updated: APR-11

D2030.01 Waste and Vent Piping* - All sections

Cast iron, ABS, copper, and galvanized piping.
underground sewer lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

D2040.01 Rain Water Drainage Piping Systems*

ABS pipe to sanitary sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

D2040.02.04 Roof Drains* - All sections

New roof drains installed during roof replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

D3010.02 Gas Supply Systems*

New low pressure gas lines installed to serve new roof top units.
New supply header and meter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

D3020.01.01 Heating Boilers & Accessories: Steam**

Two (2) Reliance low pressure steam boilers. Complete with low water cut off, auxiliary low water cut off, pressure relief valve.

Components replace with new hot water boilers in 2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	35	APR-11

Event: Completed Install new heating plant.

Concern:

Energy inefficient, high maintenance. Frequent blowdown required to reduce scale build up. Chemical treatment level high. Water leakage at plugs.

Recommendation:

Install new hot water heating plant, steam distribution piping, heating elements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$1,580,680	High

Updated: APR-11

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

Masonry chimney, insulated combustion air duct.

Components replace with new hot water boilers in 2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	35	APR-11

Event: Completed Install new chimney. Included in D3020.01.01.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	1953	\$0	High

Updated: APR-11

D3020.01.04 Water Treatment: Steam Boilers*

Condensate receiver complete with funnel for chemical addition. Chemical injection pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	0	APR-11

Event: Completed Replace condensate tank.**Concern:**

Condensate tank corrosion excessive. Failure imminent.

Recommendation:

Replace condensate tank.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$26,344	High

Updated: APR-11

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

One natural draft cast iron sectional. Complete with low water cut off, flow switch, relief valve. 1,552,800 BTU/hr. input.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	35	APR-11

Event: Completed Replace heating boiler.**Concern:**

Heating boiler is 43 years old, energy inefficient, standing pilot. Failure imminent. Single boiler no standby.

Recommendation:

Install new heating plant with two (2) energy efficient fan assisted low NOx boilers. Primary/secondary pumps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$395,170	High

Updated: APR-11

Event: Replace Heating Boilers (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$154,000	Unassigned

Updated: APR-11

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

Masonry chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	35	APR-11

Event: Completed Replace chimneys. Included in D3020.02.01

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$0	Unassigned

Updated: APR-11**Event: Replace Chimneys & Comb. Air (14 Meters)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$14,000	Unassigned

Updated: APR-11**D3020.02.03 Water Treatment: H. W. Boiler***

Easily accessible Chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

D3040.01.01 Air Handling Units: Air Distribution - Class**

Built up air system consists of motorized fresh, return, exhaust air dampers, filter bank, heating coil, supply fan, low velocity ductwork distribution, ducted return air, return air fan. System serves 1963 section classrooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Completed Replace air handling unit (1)**Concern:**

Air bypass occurring on filters, damper bushings worn. No seal on dampers. Loose and damaged internal insulation.

Recommendation:

Replace existing air system and distribution ductwork with new. Air system could be rooftop or indoor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$125,000	High

Updated: APR-11

D3040.01.01 Air Handling Units: Air Distribution - Gym**

Built up air system consists of motorized fresh, return, exhaust air dampers, filter bank, heating coil, low velocity duct distribution, supply air fan, ducted return air. Difficult to maintain required outside air to maintain differential between supply air and return air with single fan. System serves gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Completed Replace Air Handling Unit (1)**Concern:**

Damper bushings worn, no seal on dampers, loose and damaged internal insulation. Not suitable for high occupancy load.

Recommendation:

Replace existing air system and ductwork distribution with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$125,000	High

Updated: APR-11

D3040.01.03 Air Cleaning Devices: Air Distribution*

Standard mesh filters in filter cages used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	0	APR-11

D3040.01.04 Ducts: Air Distribution*

Low velocity galvanized supply air ductwork to air outlets. Ducted return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Painted metals inlets and outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	APR-11

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

Low pressure steam and condensate piping to unit ventilators, convectors, radiation. Condensate receiver complete with one (1) condensate pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	40	APR-11

Event: **Completed Install new heating piping. Included in D3020.01.01.**

Concern:

Original traps, valve condition suspect, high maintenance, condensate piping condition suspect.

Recommendation:

Install new hot water piping distribution. Included in D3020.01.01.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$0	High

Updated: APR-11

D3040.03.01 Hot Water Distribution Systems**

Two (2) base mount pumps and two (2) in line circulate heating water from boiler via black iron piping to radiation, air system heating coils, heating elements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	40	APR-11

Event: **Replace hot water distribution (qfa 6000m²)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$558,000	Unassigned

Updated: APR-11

D3040.04.01 Fans: Exhaust**

Dome rooftop centrifugal exhaust fans for washroom, gymnasium and general building exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: **Replace exhaust fans (6)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$16,800	Unassigned

Updated: APR-11

D3040.04.03 Ducts: Exhaust*

Low velocity, galvanized connected to exhaust air outlets and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

Vary as to year installed. Linear bar, egg crate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

D3050.05.03 Finned Tube Radiation**

Fin tube radiation supplies classrooms and common areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	APR-11

Event: Replace radiationm fin tube radiation (gfa 6000m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$276,000	Unassigned

Updated: APR-11

D3050.05.06 Unit Heaters**

Five entrances have wall mounted unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Replace unit heaters (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$34,000	Unassigned

Updated: APR-11

D3050.05.07 Unit Ventilators**

Unit ventilators installed in 24 classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Completed Replace unit ventilators.(24)**Concern:**

Unit ventilators de-activated by occupants due to noise. Dampers stick. Poor temperature control. Freeze up of coils has occurred. Damper bushings worn. No seal on dampers. Minimum occupant outside air volume not maintained. Inadequate filtration. Fresh air intakes located adjacent to parking lot. Car exhaust can be drawn into rooms served by unit ventilators.

Recommendation:

Remove unit ventilators and install new air systems with distribution ductwork. Propose five (5) rooftop air systems.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$384,000	High

Updated: APR-11

D3060.02.02 Pneumatic Controls**

Simplex air compressor, Deltech air dryer, control valves, damper motors. Used in combination with new electronic controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	40	APR-11

Event: Completed Replace pneumatic controls. (GFA - 6000m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$25,609	Unassigned

Updated: APR-11

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

BMS system controls installed during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	20	APR-11

Event: Completed Install BMCS. (GFA - 6000m²)**Concern:**

No BMCS. Latest technology not being utilized to control systems.

Recommendation:

Install BMCS. Cost includes proposed mechanical upgrades.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$180,000	High

Updated: APR-11

D4020 Standpipes*

Wet standpipe to supply fire hose cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

ABC fire extinguishers installed on wall brackets.
Evidence of annual inspections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

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

Square D main distribution switchboard, 120/240V/1PH complete with 800 amp main circuit breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	40	APR-11

Event: Completed Replace Main Distribution Switchboard**Concern:**

Main distribution switchboard is in poor condition, is beginning to fail, and repair parts no longer manufactured.

Recommendation:

Replace main distribution switchboard with new main distribution switchboard with service connection to new pad mounted utility transformer at exterior of building.

Consequences of Deferral:

Switchboard could fail and leave building without power.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$197,585	High

Updated: APR-11

Event: Replace Main Switchboard (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$23,000	Unassigned

Updated: APR-11

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

Square D branch circuit panelboards located throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Completed Replace Panelboards.**Concern:**

Existing panelboards are in poor condition and are unreliable.

Recommendation:

Replace panelboards complete with new feeder to main distribution switchboard. Estimate 12 panels required @ \$15,000. Per panel.

Consequences of Deferral:

Panels could fail and leave portions of school without power.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$237,102	Medium

Updated: APR-11

Event: Replace Branch Circuit Panelboards (18)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$141,300	Unassigned

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

Square D manual and magnetic motor starters for service to mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	APR-11

Event: Replace Motor Starters and Accessories (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$43,525	Unassigned

Updated: APR-11

D5020.01 Electrical Branch Wiring*

New 3/12 copper wiring pulled to all panels. New switches and recepticals during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Completed Replace Electrical Devices & Wiring**Concern:**

Existing light switches and receptacle outlets in poor condition and are failing. Insulation on wiring in conduit is brittle and failing.

Recommendation:

Replace electrical devices and wiring with new. Estimate cost as 5999 SM @ \$110.00/SM

Consequences of Deferral:

Devices and wiring will fail and pose a fire or electrical hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$869,374	High

Updated: APR-11

D5020.02.01 Lighting Accessories: Interior (Lighting Controls)*

Light switches in each room to control lights. Upgrade during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

Pendant hung continuous fixtures in classrooms, surface mounted lights in other areas. Fixtures upgraded to T8 lamps with electronic ballasts in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	APR-11

Event: Replace Florescent Fixtures (GFA 6000m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$312,080	Unassigned

Updated: APR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

DC emergency lighting battery packs with remote heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	APR-11

Event: Replace Battery Packs (14)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$18,900	Unassigned

Updated: APR-11

D5020.02.03.03 Exit Signs*

LED exit light fixtures throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	APR-11

D5020.03.01.01 Exterior Incandescent Fixtures*

Entrances have incandescent fixtures with Compact fluorescent bulbs in place of incandescent bulbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

High Pressure sodium lighting on building flooding staff parking area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

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

Exterior lighting photocell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-07

D5030.01 Detection and Fire Alarm**

Edwards EST-2 system with fire detection devices, two remote annunciator's. Alarm bells with strobe lights covers entire building.

Heat and smoke detectors in every room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	APR-11

Event: Replace Fire Alarm System (GFA 6000m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$150,000	Unassigned

Updated: APR-11

D5030.02.02 Intrusion Detection**

Three security systems installed in building with one for second floor of 1963 section, one for main floor of 1963 section, and one for remainder of building. Installations include alarm keypads, motion sensors, and door sensors. Systems are monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	APR-11

Event: Replace Intrusion Detection (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$150,000	Unassigned

Updated: APR-11

D5030.03 Clock and Program Systems*

Clocks in classrooms and administration and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Complete Provide Clock System**Concern:**

No clocks in building.

Recommendation:

Provide clocks in each classroom and corridors. Estimate 60 clocks required @ \$100.00 each.

Consequences of Deferral:

Required for school operation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2010	\$7,903	High

Updated: APR-11

D5030.04.01 Telephone Systems*

New telephone/paging system installed during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Completed Provide Telephone System**Concern:**

No telephone system in building. Some corridor speakers exist, however, do not appear to be operational.

Recommendation:

Provide integrated telephone system in building complete with telephone in each classroom and speakers in all rooms.

Estimate cost as 5999 SM @ \$25.00/SM

Consequences of Deferral:

Required for school operation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2010	\$197,585	High

Updated: APR-11

D5030.04.04 Data Systems*

Wireless Data systems to administration and selected classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

Event: Completed Add Data System to School**Concern:**

No data system present in school.

Recommendation:

Provide new data system in school complete with data rack, server, and required components. Estimate cost as 300 data outlets @ \$500.00 per outlet

Consequences of Deferral:

Required for school operation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2010	\$197,585	High

Updated: APR-11

D5030.04.05 Local Area Network Systems*

Lan system installed during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.04 Residential Equipment***

(2) refrigerators, (2) microwaves, (1) electric cook stove for staff use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Basketball backstops in Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	APR-11

E2010.02 Fixed Casework**

Painted wood casework in 2 science rooms and prep room.

New Maple finished cupboards and shelving installed in every classroom and other educational spaces as well as staff room during modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	35	APR-11

Event: Completed Replace casework (GFA - 6000m²)**Concern:**

Wood casework is damaged. Painted countertops and plastic laminate countertops not suited for science rooms. Layout is incomplete or dysfunctional.

Recommendation:

Replace science room casework with plastic laminate casework complete with acid resistant countertops (70 meters).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$347,900	Low

Updated: APR-11

E2010.03.01 Blinds**

All Phases: Predominately horizontal louvre blinds throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	APR-11

Event: Completed Replace blinds (510m²)**Concern:**

Horizontal louvre blinds are in poor condition and do not provide appropriate light control.

Recommendation:

Replace blinds with new perforated roller blinds. (305 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$95,900	Low

Updated: APR-11

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

Main entrance has asphalt ramp to barrier free parking. This ramp is a bit to steep but not a hazard as it is very short run (1.2 meters).

North West entrance has concrete walkway to doors flush with visitor and staff parking lots.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	APR-11

Event: Construct code compliant ramp**Concern:**

Main entrance barrier free ramp not code compliant.

Recommendation:

Construct code compliant ramp.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$15,000	Medium

Updated: APR-11

K4010.02 Barrier Free Entrances* - Main entrance

Handicapped push button door opener on main entrance and vestibule doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	APR-11

Event: Barrier Free Access Upgrade**Concern:**

Power door operators at main entrance to building during modernization.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	0	\$0	Unassigned

Updated: APR-11

K4010.02 Barrier Free Entrances* - North West entrance

North West entrance vestibule requires a code compliant barrier free ramp as this section is used after hours and main entrance is locked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	0	APR-11

Event: Construct ramp (1)**Concern:**

Wood ramp provided at North West entrance vestibule is not code compliant. Ramp is not anchored and slope is very steep and butts up to exterior door.

Recommendation:

Re-configure vestibule entrance to accommodate code compliant ramp.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$15,000	Medium

Updated: APR-11

K4010.03 Barrier Free Interior Circulation*

School has interior steps at grade change between 1950's section and 1963 section. Wheel chair lift has been installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

K4010.04 Barrier Free Washrooms*

Washrooms were modified during modernization to make them barrier free. This includes a staff washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	APR-11

Event: Provide barrier free washrooms**Concern:**

Room to maneuver to washrooms is too tight. Clearances at doors are deficient, additional grab bars required, clearances at sinks are deficient, hardware on toilet compartments no longer complies to code.

Recommendation:

Provide barrier free washroom on each floor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$65,862	Medium

Updated: APR-11

K4030.01 Asbestos*

The maintenance of the school is managed by Edmonton public schools. (epsb) Current head custodian reported that the epsb started removal of asbestos and debris in crawl space but work has stopped with no explanation as to why. Asbestos removal outerwear (coveralls, masks etc.) have been left in crawl space. Recently there was a leak in the crawl space and staff had to enter the space and deal with the alleged hazardous debris.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	APR-11

Event: Remove contaminated crawlspace dirt (3100m²)**Concern:**

PHH Environmental report notes that crawlspace is contaminated with asbestos.

Recommendation:

Remove 300mm of contaminated crawl space dirt. Add polyethylene and 50mm sand base throughout crawl space of 1953, 1954, 1956 phases. (3,100m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2011	\$612,513	High

Updated: APR-11

K4030.04 Mould*

None reported or noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

K5010 Reports and Studies*

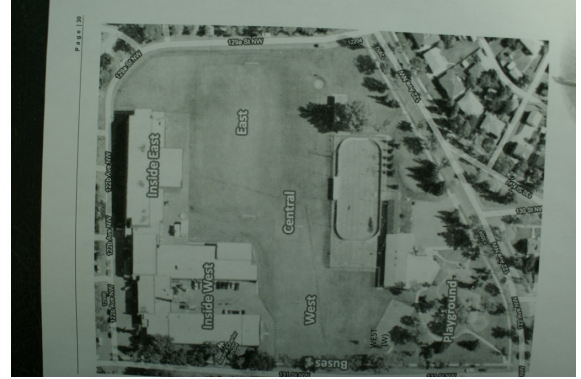
Site and floor plan copies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	APR-11

Event: Floor plan & Site plan.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2010	\$0	Unassigned

Updated: APR-11



Site plan.