

# **RECAPP Facility Evaluation Report**

**Edmonton School District No. 7**



**Riverdale Elementary School**

B3263A  
Edmonton

<b>Facility Details</b>	
<b>Building Name:</b>	Riverdale Elementary School
<b>Address:</b>	8901 - 101 Avenue
<b>Location:</b>	Edmonton
<b>Building Id:</b>	B3263A
<b>Gross Area (sq. m):</b>	1,633.90
<b>Replacement Cost:</b>	\$3,561,040
<b>Construction Year:</b>	1923

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	A&E Architectural & Engineering Group Inc.
<b>Evaluation Date:</b>	June 25 2008
<b>Evaluator Name:</b>	Vic Maybroda

<b>Total Maintenance Events Next 5 years:</b>	<b>\$550,550</b>
<b>5 year Facility Condition Index (FCI):</b>	<b>15.46%</b>

**General Summary:**

Riverdale Elementary School is a two story facility constructed in 1923 housing 1317 sq. M in area. In 1971 an attached single story gymnasium containing 316.1 sq. M was added. The school contains 4 classrooms, a kindergarten, a before and after school daycare area, a library, a computer room, a science room, a music room, a gymnasium, administration and ancillary support spaces. An asbestos building material survey report was submitted on 15 December 2000.

At the time of the site visit there were 87 enrolled students.

**Structural Summary:**

The 1923 section consists of wood roof trusses, concrete floor slabs and load bearing concrete block walls with isolated metal columns providing support for the second floor in the corridor adjacent administration spaces. The 1971 section consists of pre-cast concrete roof, walls and mezzanine floor with a concrete slab on grade floor.

Overall the structural elements appear to be in acceptable condition.

**Envelope Summary:**

The 1923 section consists of modified bitumen roofing with a rectangular skylight, face brick finished walls with sealed fixed and opening windows in vinyl frames and painted wood doors containing sealed glazing units in steel frames. The 1971 section is composed of the original built-up asphalt roof, painted pre-cast concrete walls with painted wood fascia panels and painted wood exterior doors containing sealed glazing units in metal frames.

Overall the exterior elements are in acceptable condition.

**Interior Summary:**

The 1923 section consist of sheet vinyl and carpeting flooring located in classrooms library, computer room, corridors and administration spaces, terrazzo in washrooms with rubber tile located in entry vestibules and stairways and painted concrete flooring in the mechanical room spaces.

Walls are painted plaster and gypsum wallboard with painted wood dados and baseboards. Ceilings are finished with suspended acoustical tile and painted gypsum wallboard. Wood doors containing glazed panels are painted in wood frames

Millwork consists of plastic laminated counter tops and painted storage shelving and cabinetry.

The 1971 section consist of wood strip gymnasium flooring, terrazzo in washrooms, sheet vinyl in support spaces with exposed concrete in the main floor level mechanical space and plywood flooring in the mezzanine area.

Walls and ceilings are painted with stained wood strip panels located on gymnasium walls. Painted wood doors are housed in metal frames.

Overall the interior elements appear to be in acceptable condition.

**Mechanical Summary:**

The school is heated by two (2) Raypak hot water boilers. The hot water is used to provide heat with the use of finned tube perimeter heating. A glycol/water heat exchanger is utilized to provide the school with glycol water for the air handling unit. The core of the school is ventilated by a glycol water air handling unit. The gymnasium is heated and ventilated by a gas fired furnace. The school has two (2) domestic water heaters. The school is complete with an electronic control system that is complete with thermal sensors in each individual classroom and is coupled to the DDC system for remote monitoring and operation of the school. Due to the 1998 modernization of the school, the mechanical system of the school is in acceptable to good condition.

**Electrical Summary:**

The originally school facility was built in 1923 and the 1st added addition classroom in 1971. The electrical service to the school is underground with pad mounted transformer in the south west corner of the school. The main electrical distribution is 120/208V, 3 phase, 4 wire, 400A installed in 1923 with a electrical panel upgrade in 1993 and 1998.

**Electrical Modifications:**

- 1981 Fire code upgrading
- 1983 Provide electrical outlet in kitchen
- 1993 Upgrade electrical
- 1998 Electrical Systems Modernization
- 2004 Fire code upgrade
- 2005 Replacement of corridor ballasts
- 2007 Repaired telephone

Overall the electrical system in the building is in "Good" condition.

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

**S1 STRUCTURAL****A1010 Standard Foundations - 1923 Section\***

Cast in place concrete walls and strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**A1010 Standard Foundations - 1971 Section\***

Cast in place concrete with strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-09

**A1030 Slab on Grade - 1923 Section\***

Cast in place concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**A1030 Slab on Grade - 1971 Section\***

Cast in place concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-09

**B1010.01 Floor Structural Frame (Building Frame) - 1923 Section\***

Cast in place concrete 2nd floor beams and steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1923 Section\***

Brick masonry and concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1971 Section\***

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-09

**B1010.03 Floor Decks, Slabs, and Toppings - 1923 Section\***

Cast in place 2nd floor slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**B1010.05 Mezzanine Construction - 1971 Section\***

Plywood floor on wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-09

**B1010.07 Exterior Stairs - 1923 Section\***

Cast in place concrete at main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	40	MAR-09

**B1020.01 Roof Structural Frame - 1923 Section\***

Wood sheathing and wood trusses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**B1020.01 Roof Structural Frame - 1971 Section\***

Precast concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-09

**S2 ENVELOPE****B2010.01.01 Precast Concrete: Exterior Wall Skin - 1971 Section\***

All elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	75	MAR-09

**B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1923 Section\***

All elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	75	MAR-09

**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1923 Section\*\***

Located around all exterior openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	20	MAR-09

**Event: Replace 360 M Joint Sealers (caulking): Ext. Wall\*\*  
- 1923 Section]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,100	Unassigned

**Updated:** MAR-09**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1971 Section\*\***

Located around all exterior wall openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	20	MAR-09

**Event: Replace 180M Joint Sealers (caulking): Ext. Wall\*\*  
- 1971 Section]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,000	Unassigned

**Updated:** MAR-09**B2010.02.02 Precast Concrete: Ext. Wall Const. - 1971 Section\***

Located on all elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-09

**B2010.02.03 Masonry Units: Ext. Wall Const. - 1923 Section\***

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1923 Section\***

Unviewable. No concerns reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1971 Section\***

Unviewable. No concerns reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-09

**B2010.06 Exterior Louvers, Grilles, and Screens - 1923 Section\***

Prefinished metal louvres and painted metal screens over windows adjacent outdoor play spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1923	0	MAR-09

**B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows\*\* -1923 Section**

Sealed fixed and opening units in prefinished vinyl frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	40	MAR-09

**Event: Replace 39 Window Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$58,500	Unassigned

**Updated:** MAR-09

**B2030.01.10 Wood Entrance Door - 1923 Section\*\***

Painted wood with plywood covered glazing units in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	30	MAR-09

**Event: Replace 2 Entry Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,000	Unassigned

**Updated:** MAR-09

**B2030.01.10 Wood Entrance Door - 1971 Section\*\***

Painted wood with sealed glazing units in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	MAR-09

**Event: Replace 4 Entry Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,000	Unassigned

**Updated:** MAR-09

**B2030.02 Exterior Utility Doors - 1923 Section\*\***

Painted wood containing sealed glazing units in metal frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	40	MAR-09

**Event: Replace 2 Exterior Utility Doors\*\* - 1923 Section**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,000	Unassigned

**Updated:** MAR-09

**B3010.01 Deck Vapor Retarder and Insulation - 1923 Section\***

Unviewable. No concerns reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-09



**B3010.01 Deck Vapor Retarder and Insulation - 1971 Section\***

Unviewable. No concerns reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-09

**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)\*\* - 1971 Section**

Built-up asphalt roofing over gymnasium and vestibule connector.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	25	MAR-09

**Event: Replace 315 sq. M Built-up Asphalt Roofing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$67,700	Unassigned

**Updated:** MAR-09**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* - 1923 Section**

SBS membrane roofing with exposed felts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	25	MAR-09

**Event: Replace 725 sq. M SBS Roofing****Concern:**

Granular surface worn to expose roof felts leading to potential for roof failure.

**Recommendation:**

Replace SBS membrane roofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$137,500	Medium

**Updated:** MAR-09

View of SBS roof.

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

Rectangular doomed skylight over library/computer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-09

**Event: Replace One Doomed Skylight**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,500	Unassigned

**Updated:** MAR-09

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

Roof drains and plumbing and exhaust vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**S3 INTERIOR****C1010.01.03 Unit Masonry Assemblies: Partitions - Both sections**

Concrete block

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

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

Located in administration area and in classroom storage spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**C1010.05 Interior Windows - \***

1200mm x 1200mm glazing units in painted metal frames to general office from adjacent corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1923	0	MAR-09

**C1020.01 Interior Swinging Doors (& Hardware) - \* Both sections**

Painted wood doors in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	40	MAR-09

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

8 fire rated doors in metal frames separating 1923 section and 1971 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	50	MAR-09

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

White boards and tack boards in teaching and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	20	MAR-09

**Event: Replace 32 Visual Display Boards\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$25,600	Unassigned

**Updated:** MAR-09

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

Located in washroom spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	30	MAR-09

**Event: Replace 11 Fabricated Compartments(Toilets/Showers)\*\* - ]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$15,500	Unassigned

**Updated:** MAR-09

**C1030.06 Handrails - \***

Painted metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**C1030.08 Interior Identifying Devices - \* Both Sections**

Room names and accompanying door numbers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**Event: Install 20 Room Names and Door Numbers****Concern:**

Wayfinding and door maintenance compromised.

**Recommendation:**

Install room names and accompanying door numbers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2009	\$2,000	Low

**Updated:** MAR-09

**C1030.12 Storage Shelving - \***

Painted wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

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

Toilet paper and waste paper dispensers, mirrors and waste containers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

**C2010 Stair Construction\***

Cast in place concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	100	MAR-09

**C2020 Stair Finishes**

Rubber floor tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

**C3010.02 Wall Paneling - \*\* - 1923 Section**

Painted wood dado in vestibule adjacent to general office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1923	30	MAR-09

**Event: Replace 25 sq. M Wall Paneling\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,200	Unassigned

**Updated:** MAR-09

**C3010.02 Wall Paneling\*\* - 1971 Section**

Stained wood strip panels located in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	MAR-09

**Event: Replace 110 sq M Wood Strip Wall Paneling**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$13,750	Unassigned

**Updated:** MAR-09

**C3010.11 Interior Wall Painting - \* Both Sections**

Painted gypsum wallboard and concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	10	MAR-09

**C3020.01.02 Paint Concrete Floor Finishes - \* Both Sections**

Located in mechanical room spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	10	MAR-09

**C3020.03 Terrazzo Floor Finishes - \***

Located in main and 2nd floor washroom areas containing minor cracks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	75	MAR-09

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

Wood strip floor located in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-09

**Event: Replace 223 sq. M Wood Strip Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$64,500	Unassigned

**Updated:** MAR-09

**C3020.07 Resilient Flooring - \*\* - Both Sections**

Sheet vinyl flooring located in classrooms, corridors and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-09

**Event: Replace 458 sq. M Resilient Flooring\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$43,000	Unassigned

**Updated:** MAR-09

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

Located in classrooms, library, computer room and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	15	MAR-09

**Event: Replace 550 sq. M Carpet Flooring\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$34,000	Unassigned

**Updated:** MAR-09

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

Located in computer room, main entry corridor and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-09

**Event: Replace 168 sq. M Acoustic Ceiling Treatment (Susp.T-Bar)\*\* - ]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$7,500	Unassigned

**Updated:** MAR-09

**C3030.07 Interior Ceiling Painting - \* Both Sections**

Painted gypsum wallboard located in classrooms, library, washrooms and ancillary spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-09

**D1010 Elevators and Lifts**

Powered chair lift to west stairway between main and 2nd floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

**S4 MECHANICAL****D2010.04 Sinks - \*\***

The school is equipped with the following sinks:

- Seven (7) single compartment, stainless steel sinks complete with bubbler and metering faucet.
- One (1) double compartment, stainless steel sink complete with swing spout and metering faucet.
- One (1) triple compartment, stainless steel sink complete with swing spout and metering faucet.
- Four (4) stainless steel laboratory sinks, complete with goosneck spout, metering faucet and vacuum breakers.
- Two (2) Molded Stone 610mm x 610mm (24"x24"), floor mounted mop sinks complete with valve set.
- One (1) Molded Stone 914mm x 610mm (36"x24"), floor mounted mop sink complete with valve set.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-09

**Event: Replace Sixteen (16) Sinks****Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$27,000	Unassigned

**Updated:** MAR-09

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

- Three (3) wall mounted, vitreous china, single bubbler water fountains.
- One (1) water chiller.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-09

**Event: Replace Four (4) Drinking Fountains/Chillers****Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$9,000	Unassigned

**Updated:** MAR-09



**D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1988\*\***

Two (2) enameled steel, oval lavatories complete with metering faucets.  
 One (1) vitreous china, floor mounted, stall type urinal complete with Teck flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-09

**Event: Replace Washroom Fixtures 1988**

**Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$4,500	Unassigned

**Updated:** MAR-09

**D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1998\*\***

The school is equipped with the following washroom fixtures:

Seven (7) Waltec, stainless steel, oval, vanity top mounted, lavatories complete with battery powered infrared automatic Sloan faucets.

Four (4) American Standard, vitreous china, floor mounted, stall type urinals complete with battery powered infrared automatic Sloan flush valves.

Nine (9) American Standard, vitreous china, floor mounted, elongated water closets complete with battery powered infrared automatic Sloan flush valves.

Three (3) American Standard, vitreous china, floor mounted water closets complete with battery powered infrared automatic Sloan flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-09

**Event: Replace Washroom Fixtures 1998**

**Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$37,000	Unassigned

**Updated:** MAR-09

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

Domestic hot and cold water lines are copper throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

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

All fixtures are complete with isolation valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	40	MAR-09

**Event: Replace Valves: Domestic Water****Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$16,000	Unassigned

**Updated:** MAR-09

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

Boiler is complete with a double check valve, backflow preventor serving the feed line to the boiler make up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-09

**Event: Replace Backflow Preventor****Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,000	Unassigned

**Updated:** MAR-09

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

One (1) Bell & Gossett circulating pump model PL0-50B with fraction horsepower motor and 115V single phase power supply circulates hot water through school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-09

**Event: Replace One (1) Recirculating Pump****Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$2,000	Unassigned

**Updated:** MAR-09

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

One (1) John Wood domestic water heater serves the 1923 school, model JW50S36FV-04 with an input capacity of 36,000 BTUH (10.5 kW), a recovery of 110 liters per hour at 55 degrees celcius and a 180 liter storage capacity. One (1) Bradford White domestic water heater serves the 1970 addition, model MI4-03S6ENH12-220 with an input capacity of 36,000 BTUH (10.5 kW), a recovery of 110 liters per hour at 55 degrees celcius and a 145 liter storage capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-09

**Event: Replace Two (2) Domestic Water Heaters**

**Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$7,500	Unassigned

**Updated:** MAR-09

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

25mm (1") fiberglass insulation throughout school on cold, hot and recirculated water lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

**D2030.03 Waste Piping Equipment - \***

Cast iron sanitary piping throughout the school. All fixtures are vented through the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

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

Roof drains are connected to storm line serving the school's storm drainage. A rain water recovery system was installed in 2006 to reduce volume of domestic water used for watering property during warm months.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

**D2040.02.04 Roof Drains - \***

102mm (4") roof drains connected to school's storm lines and rain water recovery system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-09

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

A medium pressure gas line enters the school's property from the north.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	60	MAR-09

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

Two (2) Raypak model E 1125 WTD-N-2P boilers with an input capacity of 1,012,230 BTUH (297 kW) provide the school with heating water. Boilers are complete with a chemical feeder, low water cut off, expansion tank and electronic controls. The hot water is circulated by two (2) Bell & Gossett size 2/6.25 BF pumps powered by a 1.5 hp (2 kW) motor to perimeter radiation heating throughout the school and a De Jagher water/glycol heat exchanger model B10K50 that provides glycol water to the air handling unit. The glycol system is complete with a 16 liter expansion tank Jet Rite model JR-15-052, glycol fill tank complete with manual injection pump by monarch, a Bell & Gossett circulating pump for the glycol, and a glycol chemical feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	MAR-09

**Event: Replace Heating Boilers and Accessories: H.W**

**Recommendation:**

Basis of estimate: area of school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$140,000	Unassigned

**Updated:** MAR-09

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

The boilers are connected to a common flue. The combustion air is adequately sized and terminates at the spillbox.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-09

**Event: Replace Chimneys (&Comb. Air): H.W. Boilers**

**Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,000	Unassigned

**Updated:** MAR-09

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

Hot water and glycol systems are complete with chemical feeders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

**D3020.03.01 Furnaces - \*\***

One (1) Lennox model LD24-300A-2 furnace with an input capacity of 270,000 BTUH (79 kW) and an output capacity of 210,600 BTUH (62 kW) complete with return air and supply air fan and a electrical mixing damper is used to provide heat and ventilation to the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-09

**Event: Replace One (1) Furnaces**

**Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$20,000	Unassigned

**Updated:** MAR-09

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

Type-B vent serves the gymnasium furnace.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

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

The school has one (1) Engineered Air model LM-10-C air handling unit with a glycol heating coil. The unit has a 11,150 CFM (5,300 liters per second) supply capacity a 10hp (13.4 kW) supply air motor, and a 5hp (6.7 kW) return air motor with a 8,650 CFM (4,100 liter per second) capacity, both motors are connected to 208V, 3 phase power.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-09

**Event: Replace One (1) Air Handling Unit**

**Recommendation:**

Basis of estimate: area of school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$140,000	Unassigned

**Updated:** MAR-09

**D3040.01.03 Air Cleaning Devices:Air Distribution - \***

25mm (1") replaceable medium filters are used in air handling unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

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

Galvanized steel exposed ductwork is used throughout the school to provide ventilation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

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

Diffusers, egg crate grilles and linear grilles are used throughout the school to provide supply and return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

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

Insulated copper piping distribution to perimeter radiation in the classrooms, force flow heaters, air handling unit and combustion air unit heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-09

**Event: Replace Hot Water Distribution System**

**Recommendation:**

Basis of estimate: area of school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$150,000	Unassigned

**Updated:** MAR-09

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

Three (3) Amen roof top mounted exhaust fans and two (2) general upblast fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-09

**Event: Replace Five (5) Exhaust Fans****Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$9,500	Unassigned

**Updated:** MAR-09

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

Galvanized steel exhaust ducts with 25mm thermal insulation are used for exhaust ventilation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

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

Egg crate grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

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

Two (2) force flow heaters heat the entrances to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-09

**Event: Replace Fan Coil Units****Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$10,000	Unassigned

**Updated:** MAR-09

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

Perimeter finned tube radiation provides heat throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-09

**Event: Replace Finned Tube Radiation****Recommendation:**

Basis of estimate: number of technicals.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$75,000	Unassigned

**Updated:** MAR-09

**D3060.02 HVAC Instrumentation and Controls -**

Controls in the school are electronic complete with thermostat sensors in individual classrooms. The electronic control system is connected to the DDC system to allow for remote monitoring and control of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-09

**Event: Replace HVAC Instrumentation and Controls****Recommendation:**

Basis of estimate: area of school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$90,000	Unassigned

**Updated:** MAR-09

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

5lbs ABC fire extinguishers are provided throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-09



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

Siemens 400 amp 120/208vac, 3ph, 4 wire . There are 3 spaces available

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	40	MAR-09

**Event: Replace Main Electrical Distribution**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$5,000	Unassigned

**Updated:** MAR-09

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

There is ample space on all area Panelboards A - E inclusive

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-09

**Event: Replace Five Electrical Branch Circuit Panelboards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$7,500	Unassigned

**Updated:** MAR-09

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

Starters for fans pumps and motors are satisfactory,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-09

**Event: Replace 5 Motor Starters and Accessories\*\* - ]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$2,500	Unassigned

**Updated:** MAR-09

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

Branch Wiring consists of R90, xl cabling within conduit. AC90 calbing is utilized for final footages to Mechaincal equipment and Luminaires.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-09

**Event: Add 15 Receptacles**

**Concern:**

Without enough receptacles to operate from Space activity is hampered and circuits are prone to be overloaded

**Recommendation:**

Further Receptacles are required in General Office and Library Area. Ground fault receptacles are needed in Art and Science Room

**Consequences of Deferral:**

Circuit Overloading can take place which may cause wires to overheat.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2009	\$1,500	Medium

**Updated:** MAR-09

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

Lighting control is by toggle switching

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	0	MAR-09

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

Lighting is T8 lamped.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1998	30	MAR-09

**Event: Add 50 luminaires to General Office, Circulation and Gymnasium Areas****Concern:**

Poor Lighting leads students to experience injury while running around in Gymnasium and in stairwells

**Recommendation:**

Upgrade lighting level in Gymnasium to 60 footcandles and Stairwell Circulation areas to 30 footcandles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2009	\$7,500	High

**Updated:** MAR-09

**Event: Replace 350 Interior Florescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$50,000	Unassigned

**Updated:** MAR-09

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

Emergency lighting is Emergi-lite

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	20	MAR-09

**Event: Replace 6 Emergency Battery Packs and six remote heads**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$5,000	Unassigned

**Updated:** MAR-09

**D5020.02.03.03 Exit Signs - \***

Exit lighting is Emergi-lite.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	0	MAR-09

**D5020.03.01.03 Exterior Metal Halide Fixtures - \***

There are only eight (8) exterior wall packs about the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1993	0	MAR-09

**Event: Add 10 wallpacks at exterior of building****Concern:**

There is insufficient Exterior Lighting about the building. .5 footcandles are required by code for security and 1 footcandle is required for walkways and parking lots

**Recommendation:**

250 watt Metal Halide Wallpacks at 20'-0" mounting height spaced every 60 feet around the building

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2009	\$5,000	High

**Updated:** MAR-09

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

Edwards Quick start Fire Alarm Panel has 20 zones, 10 are utilized.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	25	MAR-09

**Event: Install 5 Heat Detectors****Concern:**

Insufficient number of heat detectors.

**Recommendation:**

Add five (5) heat detector to washrooms and janitor room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2009	\$500	Medium

**Updated:** MAR-09

**Event: Replace Fire alarm System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$10,000	Unassigned

**Updated:** MAR-09

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

Motion Detector System exists in the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-09

**Event: Replace Intrusion System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$5,000	Unassigned

**Updated:** MAR-09**D5030.03 Clock and Program Systems - \***

Existing System is a Bogen Multicom 2000 system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-09

**D5030.04.01 Telephone Systems - \***

North star Nortel

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-09

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

Smart UPS 1500 System

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1923	0	MAR-09

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

Existing system is a Bogen-TPU Sound system c/w 1000 watt Amplifier

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	20	MAR-09

**Event: Replace Public Address and Music System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$7,500	Unassigned

**Updated:** MAR-09

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

Plastic laminated counter tops and painted wood cabinetry.

Replacement costs consist of:

\$3,500.00/classroom and music room (\$17,500.00)

\$7,500.00/kindergarten and science room (\$15,000.00)

\$32,500.00/administration and ancillary spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	MAR-09

**Event: Replace Fixed Casework\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$65,000	Unassigned

**Updated:** MAR-09

**E2010.03.01 Blinds - \*\***

Roller blinds over window units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1923	30	MAR-09

**Event: Replace 39 Window Blinds\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$11,700	Unassigned

**Updated:** MAR-09

**F2020.01 Asbestos - \***

Asbestos abatement undertaken in 1992.

Refer to Asbestos Building Material Survey Report of 15 December 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	0	MAR-09

**F2020.04 Mould - \***

No mould conditions viewed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1923	0	MAR-09

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

No hazardous materials viewed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1923	0	MAR-09

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

Level concrete surfaced walkway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-09

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

Power operated door hardware of BFA requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1971	0	MAR-09

**Event: Install Power Actuated Door Hardware****Concern:**

Limited BFA to school facilities.

**Recommendation:**

Install power actuated door hardware to BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$3,500	Medium

**Updated:** MAR-09

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

Power chair lift between main and 2nd floor levels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

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

BFA toilet stall and lavatory units in 1971 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-09