

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Lee Ridge Elementary School

B3194A
Edmonton

Facility Details

Building Name: Lee Ridge Elementary School
Address: 440 Millbourne Road E.
Location: Edmonton

Building Id: B3194A
Gross Area (sq. m): 3,070.00
Replacement Cost: \$6,872,967
Construction Year: 1976

Evaluation Details

Evaluation Company: R.Saunders Architects Ltd.

Evaluation Date: July 10 2007

Evaluator Name: Raghbir Jagdev MRAIC MAAA MAIBC

Total Maintenance Events Next 5 years: **\$1,931,002**
5 year Facility Condition Index (FCI): **28.10%**

General Summary:

The 2241.4m² building was constructed in 1976 and is one storey. 2 pods were added in 1976. Total area of pods is 825.0m². Current student count is 213 which is below capacity. The building is in good overall condition.

Structural Summary:

The building is slab on grade throughout on concrete foundations. Roof structure is open web steel joist and steel deck supported by structural concrete block walls on exterior and interior of building. The north west pod is wood beam construction. The south west pod is steel beam construction. The structure is in good overall condition.

Envelope Summary:

The exterior walls have brick veneer and wood siding finish, with metal siding on portion of gymnasium. Windows are anodized aluminum. Main and side entry doors are hollow metal with steel frame. Flat roof over entire main building is membrane roofing. Pods have metal siding finish. Pod windows are aluminum. Exit doors in pods are wood in wood frame. Flat roof over pods is original built up roofing with gravel. The envelope is in good overall condition.

Interior Summary:

Floors in corridors are sheet vinyl, vinyl composite tile at main entry vestibule and carpet at secondary entrances. Open areas, general office and staff areas are carpet. Girls and boys washrooms are ceramic tile. Staff washrooms have vinyl composite tile. Wood strip flooring in gymnasium. Flooring in pods is carpet. Wall finishes are painted concrete block, painted drywall, vinyl wall coverings on demountable partitions and wall paper. Ceilings are acoustic tile in corridors, classrooms, washrooms, storage, general office and staff areas. Wood board ceiling paneling in library and entry vestibule. Drywall ceilings in janitor, storage, computer server, pod mechanical rooms and bulkhead around library area. Exposed open web steel joists in gymnasium and mechanical room. The interior is in good overall condition.

Mechanical Summary:**Electrical Summary:**

This school was built in 1976 with two relocatable classroom pods added on. There has been numerous upgrades to the school and the relocatable classrooms, this includes a new Fire alarm System in 1999, a new security system in 2001 and an upgraded intercom system in 2006. The school is in acceptable condition with the exception of the interior florescent lighting. This lighting should be upgraded to T-8 lamps and electronic ballasts to make them more energy efficient.

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 - 1976 Section*

Concrete foundations through out main building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

A1030 Slab on Grade - 1976 Section*

Slab on grade throughout original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

A2020 Basement Walls (& Crawl Space)*

Crawlspace under pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	100	MAR-08

B1010.01 Floor Structural Frame (Building Frame) (pods)*

South pod has steel beam construction. North Pod has wood beam construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	100	MAR-08

B1010.03 Floor Decks, Slabs, and Toppings*

Steel beam and metal deck floor structure in equipment room over top of gym storage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

B1010.07 Exterior Stairs*

Wood exit stairs from pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

B1020.01 Roof Structural Frame*

Steel deck on open web steel joists throughout main building and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

B1020.02.03.02 Concrete Masonry Units: Struct. Wal

Structural concrete block exterior walls and interior walls in corridors, classrooms, gym area, girls and boys washrooms and other areas in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	0	MAR-08

Event: Repair concrete block**Concern:**

Stress cracks in interior concrete block walls in corridor #c4, corridor #c3 at exit F2, strg. #55, stage ancillary #36 / #c10, stage ancillary #36 / gym wall and ancillary #41at wall dividing #41/#42.

Recommendation:

Patch and repaint cracks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,288	Medium

Updated: APR-08



corridor #c4

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

Brick masonry veneer all around main building to top of window head height.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	75	MAR-08

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Concrete block exterior wall supporting roof structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	75	MAR-08

Event: Repair concrete block**Concern:**

Cracks in exterior concrete block wall in physical education office #32.

Recommendation:

Patch and repaint cracks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,144	Low

Updated: APR-08

B2010.01.06.03 Metal Siding (pod skirting)**

Metal siding on upper portion of gymnasium wall where main building meets gymnasium. Metal siding finish on exterior of pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	MAR-08



Pod #29

Event: Replace skirting around pod (6 m2)**Concern:**

Metals siding skirt on pod #29 covering crawlspace is missing on one side and has been replaced with plywood sheathing which is deteriorating.

Recommendation:

Replace plywood sheathing with metal siding to match existing siding on pod.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,574	Medium

Updated: APR-08

B2010.01.06.03 Metal Siding**

Metal siding on upper portion of gymnasium wall where main building meets gymnasium (78 m2). Metal siding finish on exterior of pods (401 m2).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

Event: Replace metal siding (479 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$183,040	Unassigned

Updated: APR-08

B2010.01.06.04 Wood Siding**

Painted horizontal wood siding all around building from top of window sill to top of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	40	MAR-08

Event: Replace wood siding (564 m2)**Concern:**

Wood siding is old and cracking and splintered in many areas and falling off.

Recommendation:

Replace wood siding with metal siding all around building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$183,040	High

Updated: APR-08



siding

B2010.05 Parapets*

Parapets around flat roof of main building and pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	50	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - 1976 Section*

Security screens on exterior windows at back of building and on pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

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

Anodized Aluminum exterior windows throughout main building. Aluminum slider windows in pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

Event: Replace aluminum windows (28 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$32,604	Medium

Updated: APR-08

B2030.01.02 Steel-Framed Storefronts: Doors**

Steel framed steel doors in entrances and exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace steel entrance doors (16 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$49,535	Unassigned

Updated: APR-08**B2030.02 Exterior Utility Doors****

Solid wood exit doors in wood frames in pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	40	MAR-08

Event: Replace pod wood doors (8)**Concern:**

Wood exit doors are old and deteriorating.

Recommendation:

Replace doors in pods.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$13,728	Medium

Updated: MAR-08**B2030.02 Exterior Utility Doors****

Steel framed steel door from storage room to exterior and gymnasium exit doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

Event: Replace utility doors (5 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,720	Medium

Updated: APR-08**B3010.01 Deck Vapor Retarder and Insulation - 1976 Section***

Rigid insulation on steel deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

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

Original built up roofing with gravel over pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-08

Event: Replace pod membrane roofing (830 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$73,216	Medium

Updated: APR-08**B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO)****

Membrane roofing over main building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	MAR-08

Event: Replace membrane roofing (2262 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$297,440	High

Updated: APR-08**B3010.08.02 Metal Gutters and Downspouts (main building)****

Prefinished metal parapet flashing around the perimeter of the main building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	30	MAR-08

Event: Replace parapet flashing (219 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$6,864	Low

Updated: APR-08**B3010.08.02 Metal Gutters and Downspouts****

Prefinished metal flashing on parapets around pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace pod metal flashing (206 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,576	Low

Updated: APR-08

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

Roof Access hatch in janitor room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

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

Painted concrete block masonry units in corridors, gym, classrooms, girls and boys washrooms and other areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

C1010.01.07 Framed Partitions (Stud) -

Fixed steel stud partitions in some corridor walls, staff areas, general office area and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	MAR-08

C1010.02 Interior Demountable Partitions - *

Interior demountable partitions separating some classrooms, time out rooms, in portions of classroom/corridor walls, pods and in various other areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	MAR-08

C1010.05 Interior Windows*

Steel framed floor to ceiling windows in general office area, counselors room. Steel framed sidelights in principal, v. Principal offices and computer room. Steel framed windows in entry vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-08

C1020.01 Interior Swinging Doors (& Hardware)*

Solid wood doors in steel frames in classrooms and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	MAR-08

C1020.01 Interior Swinging Doors (& Hardware)*

Steel framed steel doors in storage, janitor and mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	MAR-08

C1020.03 Interior Fire Doors*

Steel framed interior fire doors within main building and separating main building from pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

C1030.01 Visual Display Boards - Chalk Boards**

Chalkboards in classrooms and staff common room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-08

Event: Replace chalkboards (12 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$12,012	Low

Updated: APR-08**C1030.01 Visual Display Boards - Marker Boards****

Marker boards in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-08

Event: Replace marker boards (30 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,079	Low

Updated: APR-08**C1030.01 Visual Display Boards - Tack Boards****

Tack boards in classrooms and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-08

Event: Replace tackboards (65 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$32,032	Low

Updated: APR-08**C1030.02 Fabricated Compartments(Toilets/Showers) - ****

Metal fabricated toilet partitions in boys, girls and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace toilet compartments (13 stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,478	Medium

Updated: APR-08

C1030.06 Handrails*

Wall mounted steel handrail at stair down to gymnasium. Wall mounted wood handrail at stairs to pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	40	MAR-08

C1030.08 Interior Identifying Devices - *

Interior identifying devices on classroom doors and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-08

C1030.12 Storage Shelving*

Metal storage shelving in some classrooms. Moveable prefabricated wood storage shelving in library, classrooms, storage rooms and other areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAR-08

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

Toilet and bath accesories in boys, girls and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-08

C1030.17 Other Fittings (slop sink)*

Slop sink in janitor room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	0	MAR-08

Event: Replace 1 janitor slop sink**Concern:**

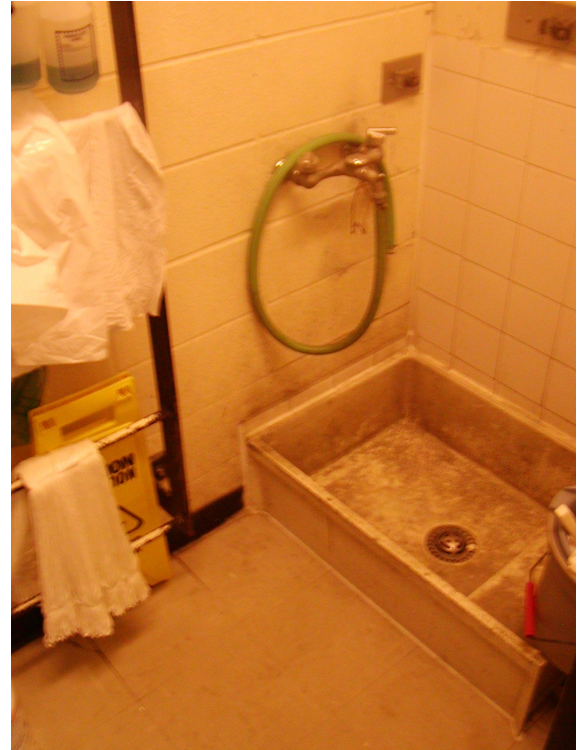
Slop sink in janitor room needs to be replaced.

Recommendation:

Replace slop sink.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$3,432	Low

Updated: MAR-08



Janitor room

C2010 Stair Construction*

Concrete stair down to gymnasium and in ancillary. Wood stairs to pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	100	MAR-08

C2020.05 Resilient Stair Finishes**

Vinyl composite tile finish on stairs and landings to pods. Rubber tread finish on stairs down to gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-08

Event: Replace vinyl composite tile stair (15 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$1,144	Unassigned

Updated: APR-08

C2030.01 Ramp Construction*

Interior ramp sloping down to northwest entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	100	MAR-08

C2030.03 Ramp Railings*

Steel wall mounted railing along ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAR-08

C3010.04 Gypsum Board Wall Finishes*

Gypsum board wall finish on fixed partitions on some corridor/classroom walls, general office area, staff common work room, some offices, counsellors room, computer server room and various other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	60	MAR-08

Event: Repair drywall cracks**Concern:**

Damaged and cracking drywall at corridor #c4/classroom #17 and cracked drywall in computer room #4.

Recommendation:

Repair drywall.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,860	Medium

Updated: APR-08

C3010.06 Tile Wall Finishes (janitor room)**

Wall at slop sink in janitor room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	MAR-08

Event: Add wall tile janitor room (1 m2)**Concern:**

No ceramic wall tile on concrete block side of the slop sink.

Recommendation:

Add ceramic tile to concrete block wall side of slop sink.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$1,144	Low

Updated: MAR-08

C3010.06 Tile Wall Finishes**

Ceramic tile wall finish around urinals in boys washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

Event: Replace wall tile washroom & janitor (5.7 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,830	Medium

Updated: APR-08

C3010.08 Stone Facing Wall Finishes: Interior - *

Brick veneer interior finish in entry vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

C3010.11 Interior Wall Painting*

Damaged drywall at corridor #c4/classroom #17 and computer room #4. See C3010.04. Concrete block wall in janitor room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	15	MAR-08

Event: Repair drywall**Concern:**

Paint on concrete block wall in poor condition in janitor room.
Walls need repainting after repair see C3010.04

Recommendation:

Repaint walls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,144	Low

Updated: APR-08

C3010.11 Interior Wall Painting*

Painted concrete block wall and drywall throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	10	MAR-08

C3010.12 Wall Coverings*

Wall paper in pod corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	MAR-08

C3010.12 Wall Coverings*

Vinyl wall coverings on demountable partitions in classrooms and some offices. Vinyl wall coverings in pod classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	15	MAR-08

C3020.02 Tile Floor Finishes**

Ceramic tile floor finish in boys and girls washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-08

Event: Replace ceramic tile in washrooms

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$23,910	Medium

Updated: APR-08

C3020.04 Wood Flooring**

Wood strip flooring in gymnasium. Varnished in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace wood flooring in gymnasium (353 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$129,844	High

Updated: APR-08

C3020.07 Resilient Flooring (sheet vinyl)**

Sheet vinyl flooring in corridors, computer server room, server, stage ancillary, infirmary and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-08

Event: Replace sheet vinyl (452 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$64,064	High

Updated: APR-08

C3020.07 Resilient Flooring (vinyl composite tile-janitor room)**

Vinyl composite tile in janitor room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	20	MAR-08

Event: Replace vinyl composite tile janitor room (3 m2)**Concern:**

Vinyl composite tile in janitor room is old and worn and some tile is separating from the floor.

Recommendation:

Replace tile.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,144	Low

Updated: APR-08

C3020.07 Resilient Flooring - 2006 Repairs**

Vinyl composite tile flooring in classrooms, entry vestibule, entrance area between pods and main building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	MAR-08

Event: Replace vinyl composite tile (441.52 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$33,176	High

Updated: APR-08

C3020.07 Resilient Flooring - General**

Vinyl composite tile flooring in classroom #21 (66.89 m2), classroom #42 (73.80 m2), caretaker office #38 (8.90 m2), p.e. offices/washroom #31, #32, #33 (26.75 m2), staff washrooms #50 and #51 (9.48 m2), infirmery washroom #48 (3.5 m2), washroom #22 (3.34 m2).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-08

Event: Replace vinyl composite tile (192.67 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$11,898	High

Updated: APR-08

C3020.08 Carpet Flooring**

Carpet flooring in pods (1990), open areas (1988), general office and staff room (1998), music room, and portions of classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	MAR-08

Event: Replace carpets (1320m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$149,864	High

Updated: MAR-08

C3030.02 Ceiling Paneling (Wood) - *

Wood ceiling paneling in library and main entry vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	60	MAR-08

C3030.04 Gypsum Board Ceiling Finishes*

Gypsum board ceiling finish in janitor, storage, computer server, pod mechanical rooms and bulkhead around library area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	60	MAR-08

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

Suspended T-Bar ceilings in corridors, classrooms, staff areas, offices, general office area, washrooms, stage ancillary and other areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	MAR-08

Event: Repair suspended t-bar ceilings**Concern:**

T-Bar ceiling is sagging at wall/ceiling intersection in classroom #5, in classroom #17, Ancillary #41. Sagging occurring in some areas of corridor #c4 and other locations. Ceilings in all pods except #30 are sagging. 4 damaged ceiling tiles in computer room #4, 6 tiles in office #8. Stained ceiling tiles need to be replaced in numerous other locations. Damaged fibreglass ceiling tiles in pod corridors need to be replaced.

Recommendation:

Repair and prop up ceilings.



Ceiling tile corridor #c4

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$4,576	Low

Updated: APR-08

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

Suspended T-Bar ceilings in corridors, classrooms, staff areas, offices, general office area, washrooms, stage ancillary and other areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-08

Event: Replace suspended t-bar ceilings (2151 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$139,568	High

Updated: MAR-08

C3030.07 Interior Ceiling Painting - *

Painted gypsum board ceiling finish in janitor, storage, computer server and pod mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	20	MAR-08

S4 MECHANICAL

D2010.04 Sinks**

The school has five (5) Steel Queen stainless steel single compartment sinks complete with goosneck spout and metering faucet, three (3) single compartment Steel Queen stainless steel sinks complete with goosneck spout and metering faucet and drinking fountain, and one (1) double compartment stainless steel Steel Queen sink serving the Staff Kitchen with a swing spout and metering faucet. The school's Janitor room is serviced by a 36" x 24" Molded Stone MSB- 2436 mop sink complete with a 830AA valve breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,805	Unassigned

Updated: APR-08

D2010.05 Showers**

The school has one (1) fiberglass three wall shower unit in the physical education office. The shower is complete with a mixing valve and shower head.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-08

Event: Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$1,384	Unassigned

Updated: MAR-08

D2010.08 Drinking Fountains / Coolers**

The school has two (2) wall hung vitreous china drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-08

Event: Drinking Fountains / Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,805	Unassigned

Updated: APR-08

D2010.09 Other Plumbing Fixtures*

The perimeter of the school is serviced by four (4) non-freeze hose bibs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

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

The school is serviced by two (2) vitreous china lavatories, complete with mixing valves. Fifteen (15) stainless steel lavatories complete with push valve mixing valves. Thirteen (13) American Standard water closets complete with Waltec Flush valves and one (1) American Standard water closet complete with flush tank. There are four (4) stall type American Standard urinals serving the Boys' Washrooms complete with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-08

Event: Washroom Fixtures (WC, Lav, Urnl)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$34,223	Unassigned

Updated: APR-08

D2020.01.01 Pipes and Tubes: Domestic Water*

All domestic water piping throughout the school is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D2020.01.02 Valves: Domestic Water**

All plumbing fixtures isolated individually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

Event: Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$16,250	Unassigned

Updated: APR-08

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow prevention valve on feeder line to boilers 3/4" Watts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	MAR-08

Event: Piping Specialties (Backflow Preventors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$9,632	Unassigned

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water**

The domestic water is re-circulated by a TACO model: MD7 BF4 pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-08

Event: Plumbing Pumps: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,336	Unassigned

Updated: APR-08

D2020.02.06 Domestic Water Heaters**

The school is serviced by one (1) State Turbo Domestic Water Heater, model SBT7575NE7DFCGA with a 75 gallon capacity, 56.7 gallon per hour recovery with a 67,500 BTUH input.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-08

Event: Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,003	Unassigned

Updated: APR-08

D2020.03 Water Supply Insulation: Domestic*

All water supply lines are insulated throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D2030.01 Waste and Vent Piping*

PVC and ABS piping system throughout the school. Each fixture vented to atmosphere. Traps are provided where necessary. Sanitary drainage effluent is collected into common 6" sanitary main. Flows by gravity @ 1% slope, leaving the building at the north.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems*

Roof drains are connected to the 8" storm line providing the school's storm drainage to the North, the storm line connects to the municipal storm main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D2040.02.04 Roof Drains - Portables*

Zurn 4" roof drains on each portables quad run down in Mechanical Room to crawl space where they connect to the school's main storm water drainage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	MAR-08

D2040.02.04 Roof Drains - School*

Zurn 4" roof drains connected to school's main storm water drainage. Insulated to 3.0 meters of roof penetration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	40	MAR-08

D3010.02 Gas Supply Systems*

3" medium pressure gas service enters the school's Mechanical Room from the north east, the gas line goes splits into a 2" line that runs the perimeter of the school to the portables before the Mechanical Room's pressure regulator. Each portable has it's own gas pressure regulator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	60	MAR-08

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

The school is serviced by two (2) water boilers by Rudd model: CB1328MA, with an input of 1,195,200 BTUH. They are complete with a chemical pot feeder, backflow prevention valve, low water cut off sensor, and Westeel Expansion Tank model E488.12345 with a 30 gallon capacity. The hot water is circulated through the system by two (2) Bell & Gossett Series "90" centrifugal pumps, with a flow rate of 70 gallon per minute at 50 feet of head. They are powered by a 2 hp @ 1,800 rpm motor. The hot water serves the schools unit heaters, perimeter heating, force flow heaters and reheat coils throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-08

Event: Heating Boilers and Accessories: H.W.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$188,760	Unassigned

Updated: APR-08

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

Common vent serves the two (2) boilers and one (1) domestic water heater. Water main broke in October elevating the Mechanical Room floor by approximately 8 inches. This pushed up one of the two boilers resulting in the movement of the common vent. The chimney had to be dropped down from the roof by several inches. The vent should be changed as it is nearing end of its life expectancy. Combustion air is a 34" x 44" C/A duct to spill box complete with a unit heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	30	MAR-08

Event: Chimneys (&Comb. Air): H.W. Boiler

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$12,786	Unassigned

Updated: APR-08**D3020.02.03 Water Treatment: H. W. Boiler***

Chemical pot feeder serving hot water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D3020.03.01 Furnaces - Portables 1976**

There are three (3) Lennox model: G-8-120-1 with an input of 120,000 BTUH and an output of 96,000 BTUH. Two (2) of the Lennox furnaces serve the two (2) portable's Mechanical Rooms which provide ventilation and heating to the corridors. One (1) of the Lennox furnaces serves Classroom 35.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	25	MAR-08

Event: Furnaces - 1976

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$17,160	Unassigned

Updated: APR-08**D3020.03.01 Furnaces - Portables 2003****

One (1) Carrier 8000 CTS WeatherMaker model 58 CTA070 with an input of 70,000 BTUH and an output of 56,000 BTUH, complete with programmable thermostat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-08

Event: Furnace - 2003

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$5,720	Unassigned

Updated: MAR-08

D3020.03.01 Furnaces - Portables 2004**

One (1) Carrier 8000 CTS WeatherMaker model 58 CTA070 with an input of 70,000 BTUH and an output of 56,000 BTUH, complete with programmable thermostat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	25	MAR-08

Event: Furnace - 2004

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$5,720	Unassigned

Updated: MAR-08

D3020.03.01 Furnaces - Portables 2005**

Two (2) Carrier 8000 CTS WeatherMaker model 58 CTA070 with an input of 70,000 BTUH and an output of 56,000 BTUH, complete with programmable thermostats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	25	MAR-08

Event: Furnaces - 2005

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$11,440	Unassigned

Updated: MAR-08

D3020.03.01 Furnaces - Portables 2006**

Two (2) Carrier 8000 CTS WeatherMaker model 58 CTA070 with an input of 70,000 BTUH and an output of 56,000 BTUH, complete with programmable thermostats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	MAR-08

Event: Furnaces - 2006

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$11,440	Unassigned

Updated: MAR-08

D3020.03.01 Furnaces - Portables 2007**

One (1) Carrier 8000 CTS WeatherMaker model 58 CTA070 with an input of 70,000 BTUH and an output of 56,000 BTUH, complete with programmable thermostat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	25	MAR-08

Event: Furnace - 2007

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$5,720	Unassigned

Updated: MAR-08

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

All furnaces in portables are vented by a type-B vent.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D3040.01.01 Air Handling Units: Air Distribution**

The school is serviced by two (2) Trane Air Handling Units. AHU-1 is located in the Mechanical Room providing ventilation to school's core and AHU-2 is located in the Gym's Mechanical Room. AHU-1 is a model M3311T equipped with a Baldor Supply Air (S/A) motor with a capacity of 7.5 hp @ 1,760 rpm providing 11,350 CFM of air. AHU-1 does not provide sufficient amounts of fresh air for the size and occupancy of the school. AHU-2 is a model 21B-1H with a 3 hp @ 1,690 rpm providing 5,000 CFM of air circulation. Both AHUs are equipped with duct smoke detectors and outside air ducts complete with dampers for mixing fresh air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Air Handling Units: Air Distribution**Concern:**

Costs include all reheat fan coils.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$264,264	Unassigned

Updated: APR-08

D3040.01.02 Fans: Air Distribution (Remote from AHU)*

R/A fan serving AHU-1 is a US Electrical Motor with a 3 hp @ 1,730 rpm rating providing 9,000 CFM of return air. R/A fan serving AHU-2 is a trane 19 A-1H 1.5 hp @ 1,725 rpm motor, providing 4,200 CFM of return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D3040.01.03 Air Cleaning Devices:Air Distribution*

Standard replaceable medium filters are used in both air handling units, changed on regular intervals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D3040.01.04 Ducts: Air Distribution*

School is equipped with galvanized steel ducts throughout, supplying air to core of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Diffusers are ceiling mounted, 12" round air diffusers, double deflection grilles with adjustable blades. Registers are complete with steel or aluminum damper serving return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D3040.03.01 Hot Water Distribution Systems**

Insulated copper piping distribution to perimeter radiation in the Gymnasiums, force flow heaters, reheat coils radiant panels and combustion air unit heater. Water main broke in October elevating the Mechanical Room floor by approximately 8 inches. As a result of the flood, hot water piping in mechanical room has been shifted. Investigation into integrity of piping was carried out afterward, determining that piping's integrity was unaffected.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

Event: Hot Water Distribution Systems**Concern:**

Costs include force flow heaters, finned radiation etc.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$377,520	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust - Portables**

Crawlspace in the portables is vented by electrical fans. Two (2) Storage Rooms in Portables do not have fans installed. Install Exhaust fans to provide negative pressure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2004	30	MAR-08

Event: Fans: Exhaust - Portables****Concern:**

No Exhaust fans installed in Portables' Storage Rooms.

Recommendation:

Install Exhaust fans in order to provide negative pressurization in storage rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$1,716	Unassigned

Updated: MAR-08

Event: Fans: Exhaust - Portables**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$2,288	Unassigned

Updated: MAR-08

D3040.04.01 Fans: Exhaust - School 1976**

School is equipped with Two (2) Canadian General Model 3J522AX5 1/4 hp @ 1,725 rpm 115V, single phase fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Upgrade Exhaust Fans - Phy. ed**Concern:**

Physical Education Storage Room, Gym Storage Room, Mechanical Storage Room, the Office Storage Room and the Outdoor Storage Room do not have exhaust fans installed.

Recommendation:

Provide Fans and Venting

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$10,868	Low

Updated: APR-08

Event: Replace Fans: Exhaust

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,720	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust - School 1998**

One (1) AO Smith model 316P760 1/2hp @ 1,725 rpm serving school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-08

Event: Replace Fans: Exhaust - School 1998

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$2,860	Unassigned

Updated: MAR-08

D3040.04.03 Ducts: Exhaust - *

Exhaust air ductwork to roof and ceiling mounted fans. All ducts insulated with 1" thermal insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D3040.04.05 Air Outlets and Inlets: Exhaust - *

Standard egg crate grilles are provided to exhaust air ducts, grilles are in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D3050.02 Air Coils**

Reheat coils are located throughout the ductwork. Eighteen (18) Air Coils are located in the ductwork.
 Three (3) Series 16 12 x 18 two row coils with a heating capacity of 58.0 MBH and a air capacity of 760 CFM each.
 One (1) Series 16 12 x 18 two row coils with a heating capacity of 49.0 MBH and a air capacity of 750 CFM.
 One (1) Series 16 6 x 12 two row coils with a heating capacity of 15.6 MBH and a air capacity of 240 CFM.
 One (1) Series 16 9 x 12 two row coils with a heating capacity of 21.6 MBH and a air capacity of 330 CFM.
 One (1) Series 16 9 x 12 two row coils with a heating capacity of 19.6 MBH and a air capacity of 300 CFM.
 One (1) Series 16 9 x 12 two row coils with a heating capacity of 18.5 MBH and a air capacity of 280 CFM.
 One (1) Series 16 15 x 30 two row coils with a heating capacity of 98.0 MBH and a air capacity of 1500 CFM.
 Four (4) Series 18 12 x 18 two row coils with a heating capacity of 62.0 MBH and a air capacity of 760 CFM each.
 One (1) Series 18 9 x 12 two row coils with a heating capacity of 30.4 MBH and a air capacity of 350 CFM.
 One (1) Series 18 9 x 12 two row coils with a heating capacity of 20.5 MBH and a air capacity of 270 CFM.
 One (1) Series 18 15 x 24 two row coils with a heating capacity of 87.0 MBH and a air capacity of 1000 CFM.
 One (1) Series 18 15 x 24 two row coils with a heating capacity of 82.0 MBH and a air capacity of 1070 CFM.
 One (1) Series 18 33 x 48 two row coils with a heating capacity of 460.0 MBH and a air capacity of 5000 CFM.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Air Coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$47,779	Unassigned

Updated: MAR-08

D3050.03 Humidifiers - **

School has a disconnected Peerless steam boiler model 210-4-S-G with a 630,000 BTUH input. Not in use has been capped off.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	25	MAR-08

Event: Humidifiers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,118	Unassigned

Updated: APR-08

D3050.05.03 Finned Tube Radiation - **

The only location of perimeter heating in the school is west wall of the Gymnasium.

Replacement Cost is included in section D3040.03.01 Hot Water Distribution Systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	40	MAR-08

D3060.02 HVAC Instrumentation and Controls -

Pneumatic control pressure controls the AHUs in the school. The compressed air is generated by DevilBiss model UDL-5030 pump complete with compressed air dryer. The school is complete with a Barber Coleman Network 8000 DDC Controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: HVAC Instrumentation and Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$137,280	Unassigned

Updated: APR-08

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

School is equipped with standard 5lb ABC fire extinguishers throughout the school and 5lb CO2 extinguishers in the Mechanical Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

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

The main panel is a Westinghouse 400 Amp 120 /240 3phase 4 Wire panel located in the main boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$48,391	Unassigned

Updated: APR-08

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

The Westinghouse Panelboards are past their lifecycle replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Electrical Branch Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$26,312	Unassigned

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

The Westinghouse and Allen-Bradley motor starters have passed their lifecycle replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Motor Starters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,377	Unassigned

Updated: APR-08

D5020.01 Electrical Branch Wiring - *

The wiring in the school is EMT pipe and wire, and bx armored cable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

The lighting controls in the school are line voltage switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D5020.02.02 Interior Florescent Fixtures - **

The lighting in the school are T-12 lamps and magnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Florescent Fixtures****Concern:**

The lighting fixtures are past their life cycle.

Recommendation:

Replace lighting fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$216,714	Low

Updated: APR-08

D5020.02.03.02 Emergency Lighting Battery Packs - **

The emergency light battery packs are a combination of manufacturers including Emergilite, Lumicell, Dual-Lite and Serv-Lite.

These lights are located through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	MAR-08

Event: Replace Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$12,870	Low

Updated: APR-08

D5020.02.03.03 Exit Signs - *

The exit lighting was up graded in 2000 to LED lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	MAR-08

D5020.02.05 Special Purpose Lighting - *

The special purpose lighting is for the stage lighting only

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D5020.03.01.02 Exterior Florescent Fixtures - *

There are four soffit light fixtures located at the front entrance, these have been retrofitted with energy efficient florescent light bulbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	MAR-08

D5020.03.01.03 Exterior Metal Halide Fixtures - *

There are five exterior lighting wall packs located around the school. These cover the paved play area and the parking lot. There are four 150 watt lights and one 400 watt light illuminating the parking area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

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

The exterior lighting is energized by a photo electric cell located on the roof of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D5030.01 Detection and Fire Alarm - **

The fire alarm was replaced in 1999 and upgraded to bells and strobes at the same time.
The main panel is located in the front office and is an Edwards EST 2.
There are strobes located in each washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	25	MAR-08

Event: Replace Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$61,204	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

The security system was replaced in 2001 with a Magnum Alert c/w Keypads located in the electrical room.
There is one keypad for the school and one keypad for the computer room.
There are motion sensors located through out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	MAR-08

Event: Replace Intrusion Detection System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$12,012	Unassigned

Updated: APR-08

D5030.03 Clock and Program Systems - *

The clock and program system is through the Bogen Multicom 2000 Intercom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-08

D5030.04.01 Telephone Systems - *

The telephone system is by Meridian located in the electrical room with each classroom having Premier handsets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-08

D5030.04.05 Local Area Network Systems - *

The network system is Supernet by Bell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	0	MAR-08

D5030.05 Public Address and Music Systems - **

The public address system is through the new Bogen Intercom System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-08

Event: Replace [D5030.05 Public Address and Music Systems -]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$23,200	Unassigned

Updated: APR-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.03 Theater and Stage Equipment***

Drapes at stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	MAR-08

E1090.04 Residential Equipment (sink in caretakers office)*

Sink in caretaker office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	2008	10	MAR-08

Event: **Replace sink.**

Concern:

Sink in caretakers office is missing.

Recommendation:

Install sink.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,716	Low

Updated: MAY-08



Caretakers office

E1090.04 Residential Equipment*

Full kitchen in staff common room. Sink and microwave in classrooms and caretaker room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	MAR-08

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

Gym equipment in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

E2010.02 Fixed Casework (coat area in pods)**

Shoe shelf in coat area in pods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	35	MAR-08

Event: Replace shoe shelf**Concern:**

Shoe shelves in coat areas are worn and damaged.

Recommendation:

Replace shoe shelves in all pods.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,830	Low

Updated: MAR-08

Shoe shelf

E2010.02 Fixed Casework (counters)**

Counters in servery, classrooms, infirmary, science room, music room and pod classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-08

Event: Replace counters (61 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$76,076	Medium

Updated: MAR-08**E2010.02 Fixed Casework (shelving)****

Shelving in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-08

Event: Replace classroom storage shelving (40.24 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$13,842	Medium

Updated: APR-08

E2010.02 Fixed Casework (washroom vanities)**

Vanities in boys and girls washrooms and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-08

Event: Replace washroom vanities (19 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$11,211	Medium

Updated: APR-08

E2010.02 Fixed Casework - (counter laminate)**

Counters in servery, classrooms, infirmery, science room, music room and pod classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	35	MAR-08

Event: Replace Laminate tops**Concern:**

Plastic laminate on counter tops is old and peeling off in pod classrooms and classrooms #1, #24 at sink and #12. Counter top laminate is getting old in other rooms as well.

Recommendation:

Replace plastic laminate countertops.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$5,720	Medium

Updated: MAR-08

E2010.03.01 Blinds - **

Horizontal blinds in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-08

Event: Replace classroom blinds (19 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,059	Low

Updated: APR-08

E2010.03.06 Curtains and Drapes**

Drapes in pod classroom windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace pod curtains (30 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$9,152	Low

Updated: MAR-08

E2020.03.02 Moveable Floor Mats

Movable floor mats at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-08

F1010.02.04 Portable Mobile Buildings

There are four classrooms in each portable pod. Each classroom is fed from one main Federal Pioneer Panel to a Federal panel in the classroom. The lighting in the portable classrooms is T-12 lamps with magnetic ballasts. The fire alarm was replaced in 1999. The security system was replaced in 2001. The intercom system was upgraded in 2006. All eight portable classrooms in the two pods are in acceptable condition with the exception of the interior florescent lighting. This lighting should be upgraded to T-8 lamping and electronic ballasts to be more energy efficient.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

F1010.02.04 Portable and Mobile Buildings - *

2 pods with four classrooms each. The pods are relocatable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

F2020.01 Asbestos*

Asbestos is present in floor tiles and pipe fittings in some rooms and are considered a moderate to low priority.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

F2020.04 Mould*

No mould was detected at the time of the investigation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-08

F2020.09 Other Hazardous Materials*

No hazardous materials were detected at the time of the investigation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-08

S8 FUNCTIONAL ASSESSMENT

K3020 Indoor Environment - Windows

Ancillary room #41 has no windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-08

Event: **Add windows to ancillary room**

Concern:

Staff expressed concern of ancillary room #41 having no windows.

Recommendation:

Add 2 window openings to exterior wall and add 2 anodized aluminum windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$4,576	Medium

Updated: APR-08

K4010.01 Barrier Free Route: Parking to Entrance - *

Parking to entrance is barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

K4010.02 Barrier Free Entrances - *

Entrances are barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

K4010.04 Barrier Free Washrooms - *

Barrier free toilet compartments in 1 of 2 boys washrooms and 1 of 2 girls washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-08

RECAPP Facility Evaluation Report



Lee Ridge Elementary School

S3194
Edmonton

Facility Details

Building Name: Lee Ridge Elementary Scho
Address:
Location: Edmonton

Building Id: S3194
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: R.Saunders Architects Ltd.
Evaluation Date: February 20 2008
Evaluator Name: Raghbir Jagdev MRAIC MAAA MAIBC

Total Maintenance Events Next 5 years: \$129,501
5 year Facility Condition Index (FCI): 0%

General Summary:

Fields are in satisfactory condition. Staff parking lot, paved recreation areas and walkways require repaving.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE**G2020.02.02 Flexible Paving Parking Lots(Asphalt) - ****

Staff parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	25	MAR-08

**Event:** **Replace asphalt parking lot (685 m2)****Concern:**

Staff parking lot has significant potholes and deterioration.

Recommendation:

Repave parking lot.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$29,744	High

Updated: MAR-08

G2030.02.02 Asphalt Pedestrian Pavement**

Asphalt pavement walkway around back of the building between pods and along the staff parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	20	MAR-08

**Event: Repair asphalt paved walkways (127 m2)****Concern:**

Asphalt walkways are deteriorating, worn and uneven in some areas.

Recommendation:

Repave walkways.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$5,720	Medium

Updated: APR-08

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

Rigid pedestrian pavement at front of the buiding and entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	25	MAR-08

**Event: Rpelace concrete walkways (185 m2)****Concern:**

Pavement at front entrance is cracking and is uneven in some places.

Recommendation:

Repave walkways at the front of the building and entrances.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$42,099	Medium

Updated: APR-08

G2030.06 Exterior Steps and Ramps*

Wood railing on pedestrian bridge at the front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	15	MAR-08

G2040.03 Athletic and Recreational Surfaces**

Asphalt paved recreation areas on south side and rear of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	25	MAR-08



Event: Life Cycle Replacement repave recreation areas
(1507 m2)

Concern:

Asphalt paving in recreation areas has potholes, deterioration and is uneven in some areas.

Recommendation:

Repave recreation areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$51,938	High

Updated: MAR-08

G2040.05 Site and Street Furnishings*

Bicycle racks with gravel surface at south east side of building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	15	MAR-08

G2040.07.01 Prefabricated Bridges

Wooden pedestrian bridge crossing over swale at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

G2040.08 Flagpoles - *

Flagpole near entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	MAR-08

G2050.04 Lawns and Grasses - *

Grass field and lawn around building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

G2050.05 Trees, Plants and Ground Covers - *

Various coniferous and deciduous trees and shrubs around the building and field.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

G3010.02 Site Domestic Water Distribution*

4" water line serves the school from the North East. The line broke in October, but has since been repaired.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	50	MAR-08

G3020.01 Sanitary Sewage Collection*

6" sanitary line serves the school exiting the school to the North. The line is of acceptable size for the school. No problems reported or found.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	50	MAR-08

G3030.01 Storm Water Collection*

The roof drains connect to the 8" Storm line serving the school. The Parking Lot has one catch basin connecting with a 6" storm line to the 8" main which exits the school to the North connecting to the municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	50	MAR-08

G3060.01 Gas Distribution*

The school is serviced by a 3" medium pressure Gas Line. The gas line enters the school property from the South, heading to the North West, before entering the school's Mechanical Room. Before the main meter the gas line splits into 2" line that runs back outside the school, around the perimeter serving the school's portables. The two (2) sets of portable quads each have their own pressure regulator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	50	MAR-08

G4010.02 Electrical Power Distribution Lines*

The main distribution lines are underground from the transformer to the facility

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-08

G4010.03 Electrical Power Distribution Equipment*

The main transformer is a padmount located at the north east corner of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-08

G4010.04 Car Plugs-ins*

There are fourteen car receptacles which is enough to do twenty eight vehicles.

These are energized through a Westinghouse Electrical Panel located in the Main electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-08

G4020.01 Area Lighting*

There are two exterior HPS lights used to illuminate the parking area one is a 250 watt light and the other is a 75 watt light. These lights are wall mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-08