

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Meadowlark Elementary School

B3217A
Edmonton

Facility Details	
Building Name:	Meadowlark Elementary Sch
Address:	9150 - 160 Street
Location:	Edmonton
Building Id:	B3217A
Gross Area (sq. m):	4,136.00
Replacement Cost:	\$9,014,298
Construction Year:	1958

Evaluation Details	
Evaluation Company:	A&E Architectural & Engineering Group Inc,
Evaluation Date:	October 29 2007
Evaluator Name:	Vic Maybroda

Total Maintenance Events Next 5 years:	\$1,360,637
5 year Facility Condition Index (FCI):	15.09%

General Summary:

Meadowlark School is a two story facility of 4,136.00 sq. M with the main floor 1/2 level below adjacent grade surfaces. The original school was constructed in 1958 of 2,430.00 sq. M with an addition of 1,706.00 sq. M constructed in 1963. A major modernization was undertaken in 1998.

The school contains 20 classroom, a library, a computer room, a music room, an art/science room, a gymnasium with stage area, administration and ancillary support spaces.

At time of site visit there were 249 enrolled students.

Structural Summary:

Concrete foundations are supported by concrete strip footings with the main floor constructed of concrete slab on grade for all sections. Walls are wood framed supporting wood framed second floor elements for each section. Roof support consists of wood decking on glue-laminated beams with metal decking on metal joists located in the second floor mechanical room of the original school.

Overall the structural elements appear to be in acceptable condition.

Envelope Summary:

The exterior finish consists of textured stucco to all sections and face brick cladding on the south and north walls of the 1963 section and vertical sections adjacent to the main entry of the 1958 section. Windows are sealed fixed and opening units in a prefinished metal frame with main floor units covered with painted metal screens. Doors are painted metal in metal frames in the 1958 section with painted wood doors in painted metal frames located in the 1963 section with sealed glazed side lights located in each section.

Roofing consists of an SBS membrane

Overall, the exterior elements appear to be in acceptable condition.

Interior Summary:

Flooring consist of carpeting, sheet vinyl, ceramic tile, wood flooring and painted concrete. Vestibule stairs and interior stairs are finished with sheet resilient flooring.

Walls are painted gypsum wallboard with ceramic tile surrounding boys washroom urinals. Glazed partitions are located adjacent administration, library and the music room.

Ceilings consist of suspended acoustical and glue-on tile, painted gypsum wallboard and painted structural elements.

Painted wood doors in painted metal frames are located in all sections with fire-rated metal doors and metal frames.

Millwork is painted wood with plastic laminated counter tops. Fabric louverd blinds cover all exterior windows.

Overall, the interior elements appear to be in acceptable condition.

Mechanical Summary:

The School's mechanical system is in poor condition mainly due to the fact that the School retained its original boiler and air handling unit system. The Modernization of 1998 did not change the core mechanical components of the School (boilers and AHUs) and therefore the Mechanical System is outdated and in poor condition. The boilers are inefficient and frequently breakdown. Current standards of ventilation cannot be met with the existing air handling units. The lack of supply air to some classrooms and cold air blowing to others suggests a combination of insufficient unit size and dirty ductwork obstructing air flow at the air coils. The whole mechanical system of the school should be upgraded to ensure that the school can operate effectively in the near future. DDC system should be installed to upgrade the operating

efficiency of the School.

Electrical Summary:

The school was initially built in 1958 and the electrical system was modernized in 1998. The electrical systems are well maintained and in good condition. The electrical power distribution system meets current school requirements.

The lighting systems are adequate and meet accepted standards for lighting levels. The lighting energy efficiency upgrading has been implemented during 1998 modernization. The fire alarm system was upgraded in 1987.

The electrical systems are well maintained and in good condition.

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

S1 STRUCTURAL**A1010 Standard Foundations - All Sections***

Concrete walls on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

A1030 Slab on Grade - All Sections*

Concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame) - 1958 Section*

Wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame) - 1963 Section*

Wood joists and exposed glue-laminated beams in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1958 Section*

Wood framing and painted metal columns and glue-laminated beams in Arts/Science room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1963 Section*

Wood framing and glue-laminated beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

B1010.10 Floor Construction Firestopping - All Sections*

Fire rated gypsum wallboard applied to underside of wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

B1020.01 Roof Structural Frame - All Sections*

Wood joists and glue-laminated beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

B1020.04 Canopies - 1958 Section*

Wood framed at main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

B1020.06 Roof Construction Fireproofing - All Sections*

Fire rated gypsum wallboard applied to underside of wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1958 section***

Vertical face brick panels on each side of main entry vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	75	MAR-08

B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1963 Section*

Face brick located on south and north walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	75	MAR-08

B2010.01.05 Exterior Insulation and Finish Systems (EIFS) - 1958 Section*

Two colour textured finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	75	MAR-08



Picture 070.jpg

B2010.01.05 Exterior Insulation and Finish Systems (EIFS) - 1963 Section*

Two colour textured finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	75	MAR-08

B2010.01.05 Exterior Insulation and Finish Systems (EIFS) - 1963 Section*

Coloured textured EIFS finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1998	75	MAR-08



Damaged acrylic stucco finish.

Event: Repair 5 sq. M Exterior Insulation and Finish Systems (EIFS)* - 1963 Section]

Concern:

Exposed substrate subject to weather damage.

Recommendation:

Repair damage finish to match existing.

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

Updated: MAR-08

B2010.01.06 Siding Panels - 1958 Section

Mechanical room exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	40	MAR-08



Painted mechanical room exterior finish.

Event: Replace 60 sq M Siding Panels - 1958 Section

Concern:

Exterior panels deteriorated and lack adequate weather protection to wall system.

Recommendation:

Refinish/replace wall paneling and related elements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$10,868	High

Updated: MAY-08

B2010.01.09 Expansion Control: Exterior Wall Skin - 1958 Section*

Vertical and horizontal joints in EIFS wall finish.

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

B2010.01.09 Expansion Control: Exterior Wall Skin - 1963 Section*

Vertical and horizontal joints in EIFS finish.

Vertical joints in face brick cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1958 Section**

Caulking around all exterior openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-08

Event: Repair Joint Sealers (caulking): Ext. Wall - 1958 Section]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$18,033	Unassigned

Updated: APR-08**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1963 Section****

Caulking around all exterior wall openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-08

Event: Repair Joint Sealers (caulking): Ext. Wall - 1963 Section]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$12,578	Unassigned

Updated: APR-08**B2010.01.13 Paints (& Stains): Exterior Wall - 1958 Section****

Paint finish to soffit/fascia and miscellaneous elements

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	15	MAR-08

Event: Repair Paints Exterior Wall - 1958 Section**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$12,039	Unassigned

Updated: APR-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1963 Section**

Paint finish to soffit/fascia and miscellaneous elements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	15	MAR-08

Event: Repair Paints: Exterior Wall - 1963 Section**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,397	Unassigned

Updated: APR-08

B2010.02.05 Wood Framing : Ext. Wall Const. - 1958 Section*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

B2010.02.05 Wood Framing : Ext. Wall Const. - 1963 Section*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1958 Section*

No effervescence or condensation visible or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1963 Section*

No effervescence or condensation visible or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

B2010.06 Exterior Louvers, Grilles, and Screens - All Sections*

Painted louvers to mechanical spaces.
Painted screens over glazed units on playground elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

B2010.09 Exterior Soffits - All Sections*

Textured stucco finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

B2020.01 Exterior Standard Windows - All Sections

Sealed fixed and opening units in prefinished metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	40	MAR-08

Event: Replace 126 Exterior Standard Windows - All Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$93,236	Unassigned

Updated: APR-08**B2030.01 Exterior Entrance Doors - 1958 Section**

Painted metal doors in metal frames with sealed glazing units and sidelights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-08

Event: Replace 7 Exterior Entrance Doors - 1958 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$12,012	Unassigned

Updated: APR-08**B2030.01 Exterior Entrance Doors - 1963 Section**

Painted wood doors in metal frames containing sealed glazing units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-08

Event: Replace 6 Exterior Entrance Doors - 1963 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,580	Unassigned

Updated: APR-08

B2030.02 Exterior Utility Doors - 1958 Section**

Painted metal in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	MAR-08

Event: Replace 4 Exterior Utility Doors - 1958 Section**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,661	Unassigned

Updated: APR-08**B2030.02 Exterior Utility Doors - 1963 Section****

Painted wood in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-08

Event: Replace 2 Exterior Utility Doors - 1963 Section**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,830	Unassigned

Updated: APR-08**B3010.01 Deck Vapor Retarder and Insulation - All Sections***

Elements not visible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - All Sections**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-08



View of 1958 Roof Section.

Event: Replace 4,100 sq. M SBS Membrane Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$539,396	Unassigned

Updated: APR-08

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

Exhaust fan housing, plumbing vents and roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

S3 INTERIOR**C1010.01.07 Framed Partitions (Stud) - All Sections**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

C1010.06 Interior Glazed Partitions and Storefronts - 1958 Section*

Glazed units in painted metal frames at administration and library areas.

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

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

Painted wood in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-08

C1020.03 Interior Fire Doors - All Sections*

Rated metal in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

C1030.01 Visual Display Boards - All Sections**

Green, white and tack boards in teaching and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	20	MAR-08

Event: Replace 50 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$66,656	Unassigned

Updated: APR-08

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

Painted toilet partitions located in boys and girls washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	MAR-08

Event: Replace 18 Fabricated Compartments(Toilets/Showers) -]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,651	Unassigned

Updated: APR-08

C1030.06 Handrails - *

Painted metal with painted wood to gymnasium stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

C1030.08 Interior Identifying Devices - *

Room names and numbers located on interior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

C1030.12 Storage Shelving - *

Painted wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

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

Toilet and waste paper dispensers, mirrors, soap dispensers, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

C2010 Stair Construction*

Wood framed vestibule and hallway stairs.
Concrete stair to main floor located mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	100	MAR-08

C2020 Stair Finishes

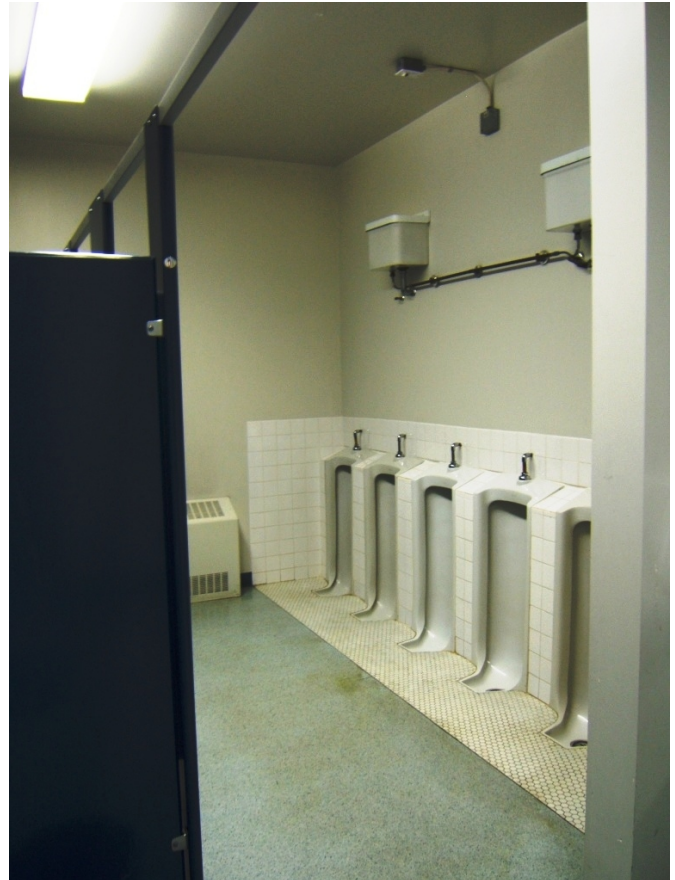
Sheet vinyl to wood stairs.
Painted to concrete stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

C3010.06 Tile Wall Finishes - 1958 Section**

Ceramic tile located around boys urinals only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	MAR-08



View of boys washroom.

Event: Replace Tile Wall Finishes - All Sections**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,004	Unassigned

Updated: APR-08

C3010.06 Tile Wall Finishes - 1963 Section**

1/2 height ceramic tile walls located in boys and girls washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-08

Event: Replace 180 sq. M Ceramic Wall Tile - 1963 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$41,184	Unassigned

Updated: MAR-08

C3010.11 Interior Wall Painting - All Sections*

Painted gypsum wallboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	10	MAR-08

C3020.01.02 Paint Concrete Floor Finishes - All Sections*

Located in mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	10	MAR-08

C3020.02 Tile Floor Finishes - 1963 Section **

Located in washrooms 1963 Section only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-08

Event: Replace 60 sq. M Tile Floor Finishes - 1963 Section**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$15,444	Unassigned

Updated: APR-08

C3020.04 Wood Flooring - 1958 Section**

Gymnasium flooring.

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



Gymnasium finishes.

Event: Replace 358 sq. M Wood Flooring - 1958 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$114,629	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - All Sections**

Sheet vinyl located in all sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-08

Event: Replace 1,650 Resilient Flooring - All Sections**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$178,464	Unassigned

Updated: APR-08

C3020.08 Carpet Flooring - All Sections**

Located in all sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	15	MAR-08

Event: Replace 1550 sq. M Carpet Flooring - All Sections**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$143,000	Unassigned

Updated: APR-08

C3030.02 Ceiling Paneling (Wood) - *

Wood deck ceiling located in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	60	MAR-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-08

Event: Replace 1440 sq. M Acoustic Ceiling Treatment (Susp.T-Bar) All Sections**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$73,883	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting - All Sections*

Gypsum wallboard ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-08

S4 MECHANICAL**D2010.03 Lavatories - 1963 expansion**

Two (2) vitreous china American Standard, wall hung lavatories with separate hot/cold taps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	35	MAR-08

Event: Replace Two (2) Lavatories**Concern:**

Sinks have seperate cold/hot taps and faucets. Pose as a scolding hazard.

Recommendation:

To be replaced by wall hung sinks with mixing faucet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$2,013	High

Updated: MAY-08

D2010.04 Sinks - **

The School is equipped with:

- Nineteen (19) stainless steel Steel Queen single compartment sinks complete with swing spout, metering faucet and drinking fountain.
- Two (2) stainless steel Steel Queen single compartment sinks complete with swing spout and metering faucet.
- One (1) stainless steel Steel Queen double compartment sink complete with swing spout, metering faucet and drinking fountain.
- One (1) stainless steel Steel Queen double compartment sink complete with swing spout, metering faucet and side washout.

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

Event: Replace Twenty-Three (23) Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$22,623	Unassigned

Updated: APR-08

D2010.04 Sinks - Mop Sinks**

Two (2) wall hung mop sinks complete with hot/cold metering faucet, show signs of corrosion and leak.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	MAR-08

Event: Replace Two (2) Wall Hung Mop Sinks

Concern:

Wall hung mop sinks are corroded and leak water.

Recommendation:

Replace wall hung mop sinks with molded stone, floor mounted mop sinks complete with valve breakers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$3,306	High

Updated: MAR-08



mop sink - wall hung.jpg

D2010.08 Drinking Fountains / Coolers - **

One (1) double wall hung vitreous china water fountain, two (2) single wall hung vitreous china, water fountains and one (1) single wall hung stainless steel, water fountain by Oasis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	MAR-08

Event: Replace Four (4) Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$4,051	Unassigned

Updated: APR-08

D2010.09 Other Plumbing Fixtures - *

The school has non-freeze hose bibs serving the perimeter of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

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

The School is equipped with the following washroom fixtures:

- Twenty seven (27) American Standard vanity top, vitreous china, oval lavatories complete with mixing valves.
- Twenty five (25) American Standard floor mounted, vitreous china, elongated water closets, complete with open front seats and flush valves.
- Three (3) American Standard floor mounted, vitreous china, elongated water closets, complete with open front seats and infra red flush valves.
- One (1) American Standard floor mounted, close coupled, vitreous china tank type water closet.
- Six (6) American Standard floor mounted, stall type, vitreous china urinals complete with a timed flush tank system.
- One (1) American Standard floor mounted, stall type, vitreous china urinals complete with flush valves.
- Five (5) American Standard floor mounted, stall type, vitreous china urinals complete with infra red flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	MAR-08

Event: Replace Sixty-Eight (68) Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$71,860	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	1998	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	1998	40	MAR-08

Event: Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$29,936	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	1993	20	MAR-08

Event: Piping Specialties (Backflow Preventors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$17,744	Unassigned

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water - **

The DHW is circulated throughout the school by two (2) Bell Gosset circulation pumps model PL-52B.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-08

Event: Replace Two (2) Domestic Water Recirculating Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$4,305	Unassigned

Updated: APR-08

D2020.02.06 Domestic Water Heaters - **

Domestic hot water in the 1958 Portion of the School is heated by a John Wood model: JW40S36FV-04 gas water heater with a 38,000 BTUH input, 40 gallon capacity and a 30.5 gallon per hour recovery.

Domestic hot water in the 1963 Portion of the School is heated by a State model: SSX-75-NQRT970-DCGA gas water heater with a 67,590 BTUH input, 75 gallon capacity and a 56.8 gallon per hour recovery.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	MAR-08

Event: Replace Two (2) Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$7,422	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	1998	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 sanitary main. Flows by gravity @ 1% slope.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems - *

Roof drains are connected to the 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	1958	0	MAR-08

D2040.02.04 Roof Drains - *

The School is equipped with 4" Zurn Roof Drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-08

D3010.02 Gas Supply Systems - *

The School is serviced by a 3" gas line that enters the Mechanical Rooms from the East.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	60	MAR-08

D3020.02.01 Heating Boilers and Accessories: H.W. - 1958**

American Standard CI sectional hot water boiler located in 1958 Mechanical Room with a 47 m2 heating surface connected to three (3) Taco circulating pumps complete with hot water filter, chemical feeder. Supplies hot water to unit heaters, perimeter radiation, air coils and fan coils in the 1958 portion of the School. Boiler is inefficient, susceptible to high maintenance and running costs, and has far exceeded its useable life time.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	MAR-08

Event: Replace One (1) Heating Boiler and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$208,666	Unassigned

Updated: APR-08

D3020.02.01 Heating Boilers and Accessories: H.W. - 1963**

Anthes model 14-66 gas fire boiler with an input capacity of 3,250,000 BTUH and an output capacity of 2,600,000 located in the 1963 Mechanical Room. Hot water is circulated by three (3) Taco model CE1508-7.6E2J pumps with a 3 hp @ 17,50 rpm motor. Supplies hot water to unit heaters, perimeter radiation, air coils and fan coils in the 1963 portion of the School. Boiler is inefficient, susceptible to high maintenance and running costs, and has far exceeded its useable life time.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	MAR-08

Event: Replace One (1) Heating Boiler and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$139,110	Unassigned

Updated: MAR-08

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

Chimneys and combustion air ducts in all three (3) Mechanical Rooms are of adequate size complete with air dampers and in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	MAR-08

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,592	Unassigned

Updated: APR-08

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

Chemical pot feeder and R-CAN FSS-34 stainless steel water filter serving hot water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

D3030.06.02 Refrigerant Condensing Units - **

Two (2) Climette window mounted air conditioning units model CA0516F.
Computer Room on First Floor overheats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1998	25	MAR-08

Event: Install Split System A/C Unit in Computer Lab**Concern:**

Computer Room on First Floor overheats.

Recommendation:

Install split system A/C unit to dissipate heat generated by computers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$11,440	Low

Updated: MAR-08

Event: Replace Two (2) Refrigerant Condensing Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$3,432	Unassigned

Updated: APR-08

D3040.01.01 Air Handling Units: Air Distribution - 1958**

1958 Mechanical Room houses a supply air fan with a Lincoln Induction motor type DN with a 1.33 hp motor connected to 208V 3 phase power the supply duct has an air coil heated by the boiler located in the same Mechanical Room. This fan serves the Office area and the First Floor Classrooms in the 1958 portion of the School. Some Classrooms do not have sufficient air supply. The Air handling unit is in poor condition, it exceeded its useable life expectancy by almost twenty years and cannot meet current indoor ventilation standards.

The Second Floor Mechanical Room houses two (2) gas fired air handling units by Lennox. Unit serving the Gymnasium is a model LHVB-800-K-G with an input capacity of 720,000 BTUH has a blower with a 3 hp @ 820 rpm motor with an air capacity of 7,000 CFM at a static pressure of 1.06" w.c. The second unit serving the Classrooms on the Second Floor is a model LHVA-400KG with an input capacity of 400,000 BTUH, has a blower with a 3 hp @ 790 rpm motor with an air capacity of 6000 CFM at a static pressure of 1.15" w.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	MAR-08

Event: Replace Three (3) Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$183,040	Unassigned

Updated: APR-08

D3040.01.01 Air Handling Units: Air Distribution - 1963**

1963 Mechanical Room houses a supply air fan with a Lincoln Induction motor type DN with a 1.33 hp motor connected to 208V 3 phase power. The fan serves the 1963 portion of the School.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	30	MAR-08

Event: Replace One (1) Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$165,880	Unassigned

Updated: APR-08

D3040.01.03 Air Cleaning Devices:Air Distribution - *

Standard 2" 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	1958	0	MAR-08

D3040.01.04 Ducts: Air Distribution - *

School is equipped with galvanized steel ducts throughout providing the supply air. Some classrooms in the 1963 addition have transfer air grilles in door and return air via hallway to the AHU in the East Mechanical Room. Rest of the School is equipped with transfer air ducts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	MAR-08

Event: Do thorough air duct cleaning and balancing

Concern:

Ducts are dirty, some classrooms report of not having supply air, some ducts blow cold air.

Recommendation:

Thorough air duct cleaning and balancing of the entire school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$28,600	Medium

Updated: MAY-08

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

Ceiling mounted square 24" x 24" diffusers provide supply air throughout school. Art/Science and Music Rooms have supply air delivered via double deflection wall mounted grilles. Return air grilles are egg crate grilles located in ceiling, 1963 addition has louvered transfer air grilles on doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

D3040.03.01 Hot Water Distribution Systems - **

Insulated copper piping distribution to perimeter radiation in the Classrooms, force flow heaters, fan coils in classrooms and combustion air unit heater. Many of the couplings of the pipes show signs of corrosion and as the life cycle of the units has been exceeded the whole system should be replaced along with the boilers and air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	40	MAR-08

Event: Hot Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$370,679	Unassigned

Updated: MAY-08

D3040.04.01 Fans: Exhaust - **

The School is equipped with the following fans:

- One (1) Broan model 48000 kitchen range hood fan with an exhaust air capacity of 170 CFM.
- One (1) Broan Allure model QS130WWN kitchen range hood fan with an exhaust air capacity of 220 CFM @ 0.1" of static pressure.
- One (1) Centri Master model PV135, 1/3hp @ 1,446 rpm, two-speed roof mounted exhaust fan connected to a 115V, single phase power supply.
- Two (2) Centri Master model PV165, 1/2hp @ 1,128 rpm, two-speed roof mounted exhaust fan connected to a 208V, three phase power supply.
- One (1) Centri Master model PV200, 1hp @ 820 rpm, two-speed roof mounted exhaust fan connected to a 208V, three phase power supply.
- Two (2) Centri Master model PV100, 1/3hp @ 1,369 rpm, one-speed roof mounted exhaust fan connected to a 115V, single phase power supply.
- One (1) Penn-Zephyr model Z10S exhaust fan serving Server Room with a exhaust air capacity of 423 CFM @ 0.25" of static pressure, complete with reverse acting thermostat.

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

Event: Replace Nine (9) Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$26,884	Unassigned

Updated: APR-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	1998	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	1998	0	MAR-08

D3050.02 Air Coils - **

The school has air coils on all supply air ducts served by air handling unit in the 1958 and 1963 Mechanical Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	MAR-08

Event: Air Coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,534	Unassigned

Updated: APR-08

D3050.05.02 Fan Coil Units - **

The School is equipped with sixteen (16) convectors located on stairwells, in Washrooms in 1958 building, corridors, and entrance vestibules.

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

Event: Replace Sixteen (16) Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$88,014	Unassigned

Updated: APR-08

D3050.05.03 Finned Tube Radiation - **

The school has perimeter Finned Tube Radiation throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-08

Event: Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$172,512	Unassigned

Updated: APR-08

D3060.02 HVAC Instrumentation and Controls -

The school controls are pneumatic throughout using a Quincy Climate Control air compressor complete with a Zeks air dryer model 10NCDA100.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	MAR-08

Event: DDC system

Concern:

No EMCS present.

Recommendation:

Install DDC System.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$57,200	Medium

Updated: MAR-08

Event: HVAC Instrumentation and Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$59,737	Unassigned

Updated: APR-08

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

Portable hand held 5 lbs. ABC fire extinguishers are located throughout the school stored in fully recessed wall cabinets. All fire extinguishers are located near exits and within appropriate walking distance within the interior of the school.

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

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

The main distribution panelboard are 120/208V, 3 Phase, 4 wire and rated 400A. It is quite difficulty hard to find replacement parts for panelboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	MAR-08

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$34,320	Low

Updated: APR-08

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

All the panels were replaced in 1998 modernization. The panels has more than 20% spaces for future usage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-08

Event: Replace Seven Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$36,036	Unassigned

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

All the motor starters were installed or retrofit in 1998 modernization and are used for all the major mechanical equipment controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-08

Event: Replace 15 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$8,579	Unassigned

Updated: APR-08

D5020.01 Electrical Branch Wiring - *

Most the wires replaced during 1998 modernization.

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

D5020.02.01 Lighting Accessories (Lighting Controls) - *

The lights in the classrooms and offices are controlled locally and the hallway lights are controlled in the administration office.

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

D5020.02.02.02 Interior Florescent Fixtures - **

All the fluorescent lights are energy efficient T-8 lamp fluorescent.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-08

Event: Replace 510 Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$70,013	Unassigned

Updated: APR-08

D5020.02.02.03 Interior Metal Halide Fixture*

Fixtures are installed in the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-08

D5020.02.03.02 Emergency Lighting Battery Packs - **

The units are upgraded during fire alarm upgrading in 1987.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	20	MAR-08

Event: Replace 15 Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,148	Low

Updated: APR-08

D5020.02.03.03 Exit Signs - *

The Exit signs were retrofit with LED type lamps.

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

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

The fixtures are good condition and have good lighting coverage.

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

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

All the outdoor lights are controlled by photocell

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

D5030.01 Detection and Fire Alarm - **

Edwards 6632 hard wired panel is used for fire alarm detection and alarm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	25	MAR-08

Event: Replace Fire Alarm System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$68,640	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

The Magnum system is used and the motion sensors are installed through entire school hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-08

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$22,880	Unassigned

Updated: APR-08

D5030.03 Clock and Program Systems - *

System is built-in with school Public Address and Music System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-08

D5030.04.01 Telephone Systems - *

The Meridian system is used for school telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-08

D5030.04.05 Local Area Network Systems - *

The system was installed in 1994 and upgraded in 2001; the data outlets are installed through entire school offices and classrooms.

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

D5030.05 Public Address and Music Systems - **

The Bogen Multicom 2000 system is installed to perform Clock and Program System, Call, Paging, PA and Music functions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	20	MAR-08

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$40,040	Unassigned

Updated: APR-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02 Library Equipment - ***

Painted wood shelving and plastic laminated counter tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

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

Basketball hoops, badminton equipment and floor mats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

E2010.02 Fixed Casework - **

Painted and plastic laminated millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	MAR-08

Event: Replace 250 m Fixed Casework - All Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$270,481	Unassigned

Updated: APR-08

E2010.03.01 Blinds - All Sections**

Vertical louvred blinds on all exterior windows.

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

Event: Replace Blinds - All Sections**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$41,912	Unassigned

Updated: APR-08

F2020.01 Asbestos - *

Asbestos report of December, 2001 identified mechanical equipment requiring review.
No action reported on removal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

F2020.04 Mould - *

No mould reported or observed at time of site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	MAR-08

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

Main entry accessible from parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

K4010.02 Barrier Free Entrances - *

Entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-08

Event: Install 2 BFA Door Operators**Concern:**

Entry doors do not meet BFA requirements.

Recommendation:

Install power actuated equipment to entry doors to meet BFA requirements.

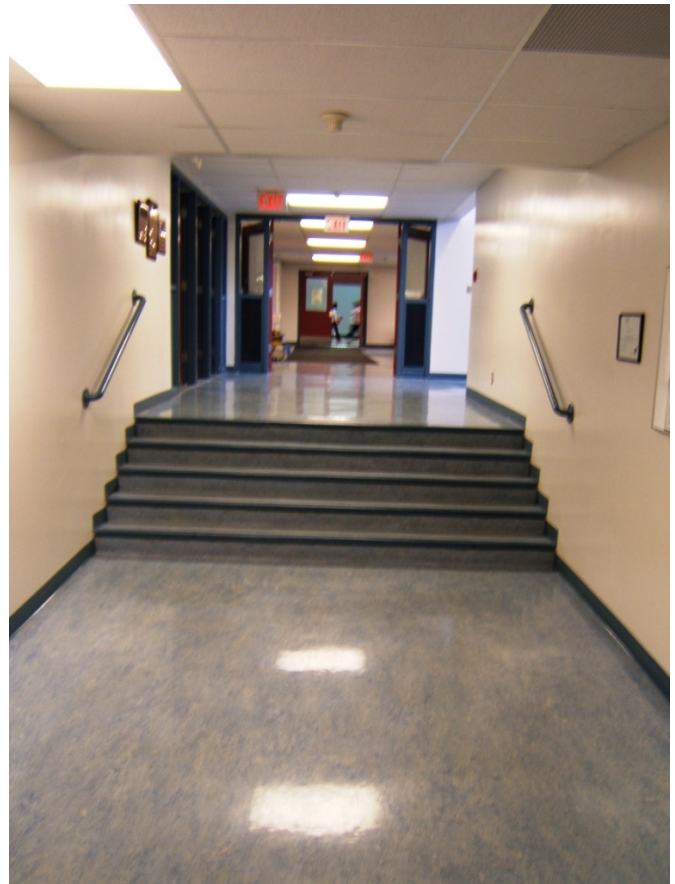
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$9,152	High

Updated: APR-08

K4010.03 Barrier Free Interior Circulation - *

Stair access only from main floor to second floor and between floor areas of 1958 section.
Elevator required plus corridor and main entry BFA stair lifts required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08



Corridor stairs located in 198 section.

Event: Barrier Free Access Upgrade

Concern:

School will not be BF with out elevator devices or ramps due to present configuration.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$228,800	Low

Updated: APR-08

K4010.04 Barrier Free Washrooms - *

BFA toilet stall and lavatory units located in boys and girls washrooms on main floor of 1958 section.
Individual BFA male and female washrooms located on main floor of 1963 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

RECAPP Facility Evaluation Report



Meadowlark Elementary School

S3217
Edmonton

Facility Details

Building Name: Meadowlark Elementary Sch
Address:
Location: Edmonton

Building Id: S3217
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: A&E Architectural & Engineering Group
 Inc.
Evaluation Date: October 29 2007
Evaluator Name: Vic Maybroda

Total Maintenance Events Next 5 years: **\$36,894**
5 year Facility Condition Index (FCI): **0%**

General Summary:

Vehicle access to an asphalt paved parking area is directly off of 106 Street. An asphalt surfaced play area is located at the rear of the original 1958 section. Concrete surfaced walkways provide direct access to the main entry from 160 Street and from the parking area. Concrete surfaced walkways provide access to the west entry of the 1963 addition from 92 Avenue and continues around this section of the school to the asphalt surfaced play area. Mature trees and shrubbery is located adjacent to the main entry and south of the parking area. Grassed developed playing fields are located south of the school.

Shallow grades provide surface drainage away from the school building.

Overall, the site elements appear to be in acceptable condition.

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 only.
Visitor parking on street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-08

**Event: Replace 220 sq. M Flexible Paving Parking Lots(Asphalt)****

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$16,588	Unassigned

Updated: APR-08

G2020.05 Parking Lot Curbs and Gutters - *

Standard concrete curb located on east and south side of parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

G2020.06.02 Parking Bumpers - *

Precast concrete located on west side on parking lot protecting building face.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

G2020.06.03 Parking Lot Signs - *

Staff parking only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

G2020.06.04 Pavement Markings - *

Painted lines delineating parking stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

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

Concrete surfaced walkways from street to main and west school entries and accessing asphalt surfaced play area from west school entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	25	MAR-08

Event: Replace 55 sq. M Rigid Pedestrian Pavement (Concrete)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,294	Unassigned

Updated: APR-08

G2040.02 Fences and Gates -

Chain link fence located on north, east and south perimeters of school site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-08

Event: Replace 334 lin. M Chain Link Fences

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$28,600	Unassigned

Updated: APR-08

G2040.03 Athletic and Recreational Surfaces - **

Located on west side of 1958 section.
Catch basin requires lowering.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	MAR-08



Event: Replace 180 sq. M Athletic and Recreational Surfaces**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$13,499	Unassigned

Updated: APR-08

G2040.05 Site and Street Furnishings - *

Stained wood benches at front entry and bike racks located adjacent asphalt surfaced play area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

G2040.06 Exterior Signs - *

School identification sign located on canopy over main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

G2040.08 Flagpoles - *

One free-standing metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

G2040.09 Covers and Shelters - *

Prefinished metal shed located adjacent south wall of 1963 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

G2050.04 Lawns and Grasses - *

Sodded area adjacent east and north sides of school sections.
Grassed soccer pitches and ball fields.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

G2050.05 Trees, Plants and Ground Covers - *

Newly planted trees and shrubs adjacent walkway to main entry.
Mature trees located south of school and along 92 Avenue site perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

G2050.07 Planting Accessories - *

Wood framed planter adjacent main school entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-08

G3010.02 Site Domestic Water Distribution - *

Underground from municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

G3010.03 Site Fire Protection Water Distribution - *

Located on street opposite main school entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

G3020.01 Sanitary Sewage Collection - *

Underground to municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

G3030.01 Storm Water Collection - *

Underground from school and from catch basins located in parking area and play area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-08

G3060.01 Gas Distribution - *

Underground from municipal laneway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-08

G4010.02 Electrical Power Distribution Lines - *

Underground from street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

G4010.04 Car Plugs-ins - *

Located on parking lot pipe rails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-08

G4020.01 Area Lighting - *

Light standard at perimeter of parking lot.
Surface mounted fixtures on school facade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-08