

# RECAPP Facility Evaluation Report

Edmonton RCSSD #7



**St. Lucy Catholic Elementary School**

B3311A  
Edmonton

**Facility Details**

**Building Name:** St. Lucy Catholic Elementary  
**Address:** 11750 - 162 Avenue  
**Location:** Edmonton

**Building Id:** B3311A  
**Gross Area (sq. m):** 2,824.11  
**Replacement Cost:** \$6,155,070  
**Construction Year:** 1979

**Evaluation Details**

**Evaluation Company:** Robert Irlam Consulting Inc.  
**Evaluation Date:** June 21 2007  
**Evaluator Name:** Peter Clements

**Total Maintenance Events Next 5 years:** **\$1,340,250**  
**5 year Facility Condition Index (FCI):** **21.77%**

**General Summary:**

The school was built in three phases: the first in 1980 (1748m<sup>2</sup>) consisting of the Gymnasium with classrooms to west and south and administration area to the east. The west wing (575m<sup>2</sup>) was added in 1992, along with alterations and upgrades to the library and staff rooms. Five portables (610m<sup>2</sup>) were added to the north and east in 1981. The main building is single storey with a second floor mechanical room at the south end of the Gymnasium. The building is finished in a brick skin with a deep fascia of wood siding. The structural system is steel supported by internal block walls or steel columns integrated in the wood wall construction.

**Structural Summary:**

Both phases of the school use a similar construction. Foundations are typically poured concrete grade beams on concrete piles. Load-bearing hollow blocks internally and steel columns within the external wall support a roof structure of open web steel joists and metal decking. In the case of the large span gymnasium, this roof structure is supported solely by concrete blocks.

The overall condition of the structure is good.

**Envelope Summary:**

Externally, the school has brick cladding to an insulated wood frame wall in which there are pre-finished double glazed aluminum windows. There is a deep wood-boarded fascia around the perimeter of the building at roof level and the wall of the gymnasium above roof level has a cement stucco finish, added during the 1992 addition. The roof is built-up asphalt on insulation and metal decking throughout.

The condition of the envelope is generally acceptable, with some refinishing of the brick skin and the fascia needed. However the roof is poor and requires replacement.

**Interior Summary:**

Interior wall finishes are typically vinyl covered drywall or painted concrete block, with vinyl tiles for most floors and acoustic tiles on the ceiling. There is extensive tack boarding and storage millwork to the internal walls.

Much of the interior is in good condition, having been well maintained. However, there is a need for replacement of some floor and ceiling finishes, as well as for a proportion of cupboards and shelving.

**Mechanical Summary:**

The mechanical system consists of two natural gas fired, copper tube, atmospheric vented hot water boilers. Two hot water circulators circulate hot water to the heating coils in the ventilation units and to the perimeter radiation. Ventilation for the class rooms, offices and gymnasium is provided with three ventilation units. Domestic hot water is provided with two gas fired domestic water heaters. The school has a direct digital control system with energy management and monitoring features. Fire protection consists of carbon dioxide hand extinguishers and hand operated water pumps. The mechanical systems are acceptable.

**Electrical Summary:**

The Service and Distribution Switchboard is a wall mounted circuit breaker type switchboard, rated at 600A, 120/208V 3 phase, with ample capacity to serve the electrical needs of the school. Branch circuit panelboards, recessed in hallways or surface mounted in utility rooms, are circuit breaker types with single, double or three pole circuit breakers as required.

Interior lighting system is fluorescent, retrofitted with T8 32W lamps and electronic ballasts, locally switched by line voltage switches or grouped switched with low voltage relays. Exterior lighting is high pressure sodium, photoelectric cell controlled. Emergency lighting is provided by battery packs with integral and remote lighting heads. Exit lights are

fitted with LED lamps.

The fire alarm system control panel was changed in 2006 but the system configuration and devices remain with the original system. An intrusion alarm system of motion sensors is the security system for the school.

A desk top school sound console provides public address, intercom and programmed class change signals throughout the school, and also interfaces with the telephone system for convenience. Computer facility is available at every classroom and in the Learning Resource Centre. Classrooms are provided with television sets and DVD/VCR players and a wireless voice enhancement system.

The electrical systems are in acceptable 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\* - 1979 Section**

Foundations consist of 200mm or 250mm wide x 475mm deep reinforced concrete grade beams supported by 410mm diameter concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**A1010 Standard Foundations\* - 1992 Section**

200mm wide x 600mm deep reinforced concrete grade beam supported by 400mm diameter concrete piles at 5.5m & 6.6m centers for external walls and at points internally related to interior plan form.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**A1030 Slab on Grade\* - 1979 Section**

A 125mm concrete floor slab with steel mesh reinforcement and a polyethylene membrane is laid on 25mm sand and 150mm gravel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	JAN-08

**Event: Mudjack 200m2 concrete floor slab****Concern:**

There is cracking and settlement of the concrete floor slab in the stores beside the main entrance, and in the epoxy floor of the main entrance vestibule.

**Recommendation:**

It is recommended that structural engineering advice is taken and that allowance is made for a mud jacking repair of the slab at this stage.

**Consequences of Deferral:**

The consequences depend on the stability of the slab. If there is no further movement, cosmetic repair may suffice.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,000	Medium

**Updated:** JAN-08

**A1030 Slab on Grade\* - 1992 Section**

A 150mm reinforced concrete slab and polyethylene membrane is laid on 150mm compacted gravel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**B1010.01 Floor Structural Frame (Building Frame)\* - 1979 Section**

[Although the school is generally single storey, there are two raised floors: 1)the Mechanical Room is at first floor level above the Art Room adjacent to the south wall of the Gymnasium and 2) the Stage Area at the north end of the Gymnasium has a floor raised 1000mm above ground slab level.

Mechanical Room Floor: 125mm painted mesh reinforced concrete slab over metal decking supported by 560mm deep open web steel joists at 1000mm centers spanning between 200mm/250mm thick concrete block walls.

Stage Floor: 125mm mesh reinforced concrete slab over metal decking supported by reinforced concrete walls to ground slab level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof)\* - 1979 Section**

The Mechanical Room floor and roof structure are supported internally by 200mm and 250mm thick hollow block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof)\* - 1992 Section**

The roof structure is supported internally by 200mm thick hollow concrete block walls along the main corridor of 1992 extension.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**B1010.09 Floor Construction Fireproofing\* - 1979 Section**

Although it has a fire resistant concrete floor slab, the Mechanical Room floor construction is supported by unprotected open web steel joists. It is assumed that this system conformed to Code requirements at the time of construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**B1020.01 Roof Structural Frame\* - 1979 Section**

The roof structure consists of open web steel joists at 2000mm centers, which vary in depth from 560mm (classrooms) to 1070mm (gymnasium). They are supported by concrete block walls on the south side of the school. On the west, east and south external walls of the school, a steel frame supports the roof joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**B1020.01 Roof Structural Frame\* - 1992 Section**

The roof structure consists of 560mm deep open web steel joists at 2.2m centers, spanning the classroom widths of 7.3m (north side ) and 9.8m (south side) and supported on concrete block walls internally and steel columns within the stud wall externally.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1992	0	JAN-08

**B1020.04 Canopies\* - 1979 Section**

Two canopies are provided to the original building, both extending 1800mm from the facade: one over the recess of the main school entrance and another along the east wall, extending over the side entrance. Both canopies are constructed by continuing the roof joists to the end of the canopy and framing the perimeter in 38mm x 89mm studs, finished externally with horizontal 19mm x 190 cedar siding on plywood sheathing in the vertical plane and spaced cedar boards with black insect screening to the soffit.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	JAN-08

**B1020.04 Canopies\* - 1992 Section**

Canopies, extending 1500mm from the facade, are provided to both entrances of the 1992 west wing by a continuation of the roof. The west canopy, extends from the entrance along the projecting west wall and the other occupies the recess of the north entrance. The west canopy has a continuous open web steel edge joist supported at either end by cantilever steel joists and is further framed and braced in steel with brackets to receive studding. The north canopy is achieved by cantilevered steel joists combined with wood stud framing. In both cases the fascia is finished with cedar siding and the soffit with spaced cedar boards and fly screens.

In addition, there are 5 painted steel canopies over the five windows on the south elevation, two of which were added in 1992 to the windows of the library in the 1979 section of the school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1992	0	JAN-08

**S2 ENVELOPE****B2010.01.02.01 Brick Masonry: Ext. Wall Skin\* - 1979 Section**

A 102.5 brick masonry external wall skin, with 200mm concrete block backing or 150mm wood frame construction, is provided to all external walls, except the Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	75	JAN-08

**B2010.01.02.01 Brick Masonry: Ext. Wall Skin\* - 1992 Section**

A 102.5 brick masonry external wall skin, with a backing of 150mm wood frame construction, is provided to all external walls of the 1992 west wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	75	JAN-08

**Event: Clean and repair 20m2 external wall.****Concern:**

Although the brick skin is deemed generally acceptable, there is marking and graffiti on the west facade and weathering of the corner, by the north entrance to the west wing.

**Recommendation:**

Clean walls of marking and graffiti, repointing as necessary, and arrest the north corner weathering by re-flashing the junction with the wood fascia and repointing the wall.

**Consequences of Deferral:**

Unnecessary deterioration of the wall fabric will continue.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,000	Low

**Updated:** JAN-08

**B2010.01.02.02 Concrete Block: Ext. Wall Skin\* - 1979 Section**

The external wall of the Stage Area at the north end of the Gymnasium consists of painted scored 250mm concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	75	JAN-08

**B2010.01.06.04 Wood Siding\*\* 1979 section**

The building has a deep (1700mm) fascia around its perimeter, comprising 19mm x 190mm cedar siding on plywood sheathing, fixed to wood framework or to wood strapping on 200mm concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	JAN-08

**Event: Replace boarding with 180m2 metal siding**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$20,000	Unassigned

**Updated:** JAN-08

**B2010.01.06.04 Wood Siding\*\* 1992 Section**

The building has a deep (1700mm) fascia around its perimeter, comprising 19mm x 190mm cedar siding on plywood sheathing, fixed to wood framework or to wood strapping on 200mm concrete blockwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-08

**Event: Replace boarding with 140m2 meatal siding**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$16,000	Unassigned

**Updated:** JAN-08

**B2010.01.08 Cement Plaster (Stucco): Ext. Wall\* - 1979 Section**

The Gymnasium walls above roof level are finished in painted cement plaster likely installed during 1992 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	75	JAN-08

**B2010.01.09 Expansion Control: Exterior Wall Skin\* - 1992 Section**

Expansion joints in the exterior brick skin are provided on the south wall of the 1992 section and a movement control joint exists at the junction of brick skins between the 1979 and 1992 sections. Remaining walls are built as articulated panels between full-height windows and are thus able to accommodate thermal movement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08



**B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\* - 1979 Section**

Caulking is provided between window and door frames and adjacent construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	JAN-08

**Event: Replace 150 m caulking**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$3,000	Unassigned

**Updated:** JAN-08

**B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\* - 1992 Section**

Caulking is provided to expansion joints and between window and door frames and adjacent construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	JAN-08

**Event: Replace 100m caulking**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,000	Unassigned

**Updated:** JAN-08

**B2010.01.13 Paints (& Stains): Exterior Wall\*\* - 1979 Section**

A painted finish has been applied to 1) the external face of the Gymnasium (Stage Area) concrete block wall, 2) to the wood and metal frames of doors and 3) to the plywood wood panels below windows.

The cedar siding of the deep fascia extending around the perimeter of the building is has been finished with a stain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	15	JAN-08

**Event: Repaint 140m2 concrete block**

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

**Updated:** JAN-08

**Event: Repaint 140m2 wall and 180m2 fascia boarding**

**Concern:**

The painted external gymnasium wall is peeling and some cedar boards of the fascia are showing signs of deterioration.

**Recommendation:**

Repair and repaint the Gymnasium wall (140m2 - \$6000). Re-finish the fascia throughout ( 180m2 - \$5400).

**Consequences of Deferral:**

Deterioration of building elements will continue.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$11,400	Medium

**Updated:** JAN-08

**B2010.01.13 Paints (& Stains): Exterior Wall\*\* - 1992 Section**

A painted finish has been applied to (1) the external face of the Gymnasium (Stage Area) concrete block wall; (2) to the wood and metal frames of doors; (3) to the plywood panels below windows; (4) to the steel canopies on the south elevation. Cedar siding fascia around building is stained.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1992	15	FEB-08

**Event: Repaint 140m2 fascia boarding & 50m2 steel canopies**

**Concern:**

Some cedar boards of the fascia are showing signs of deterioration and the steel canopies on the south elevation require repainting.

**Recommendation:**

Re-finish the fascia throughout [\$4100]. Repaint 5 steel canopies to south elevation [50m2 - \$1750].

**Consequences of Deferral:**

Deterioration of building elements will continue.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Preventative Maintenance	2008	\$5,850	Medium

**Updated:** JAN-08

**Event: Repaint 50m2 steel canopies**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2011	\$1,750	Unassigned

**Updated:** JAN-08

**B2010.02.05 Wood Framing : Ext. Wall Const.\* - 1979 Section**

As backing to the external brick skin and cedar fascia, wood frames are constructed using 38mm x 140mm wood studs at 600mm centers, finished externally with 9mm plywood sheathing and internally with 16mm drywall and vapor barrier. There is 140mm insulation within the frame.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	JAN-08

**B2010.02.05 Wood Framing : Ext. Wall Const.\* - 1992 Section**

As backing to the external brick skin and cedar fascia, wood frames are constructed using 38mm x 140mm wood studs at 400mm centers, finished externally with 12mm plywood sheathing and internally with 16mm drywall and vapor barrier. There is 140mm insulation within the frame.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1992	0	JAN-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation\* - 1979 Section**

6 gauge poly vapor barrier and RSI 3.5 batt insulation within the wood frame is specified for the external wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation\* - 1992 Section**

6 gauge poly vapor barrier and RSI 3.5 batt insulation within the wood frame is specified for the external wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**B2010.06 Exterior Louvers, Grilles, and Screens\* - 1979 Section**

There are metal louvered vents to the second floor Mechanical Room. Windows at the rear of the school are fitted with painted metal security grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**B2010.06 Exterior Louvers, Grilles, and Screens\* - 1992 Section**

Windows at the rear of the school are fitted with painted metal security grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**B2010.09 Exterior Soffits\* - 1979 Section**

Exterior soffits to the east overhang and the south entrance canopy are 19mm x140mm cedar boards spaced 5mm apart with black insect screening.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	JAN-08

**Event: Refinish 80m2 soffit boards**

**Concern:**

The condition of the soffit has deteriorated, appears unsightly with and requires refinishing.

**Recommendation:**

Re-finish and re-stain soffit boards (80m2).

**Consequences of Deferral:**

Degradation of the soffit will continue.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$2,500	Low

**Updated:** JAN-08

**B2010.09 Exterior Soffits\* - 1992 Section**

Exterior soffits to the west overhang and the north entrance canopy of the west wing are 19mm x140mm cedar boards spaced 5mm apart with black insect screening.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	0	JAN-08

**Event: Refinish 30m2 soffit boards.**

**Concern:**

Deterioration of boarded soffit has occurred.

**Recommendation:**

Re-finish soffit boards (30m2).

**Consequences of Deferral:**

Degradation of the soffit will continue.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$1,000	Low

**Updated:** JAN-08

**B2020.01 Exterior Standard Windows - 1992 Section**

The windows are standard bronze finished double-glazed aluminum, 1200mm x 1200mm, with 600mm x 600mm opening light.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-08

**Event: Replace 14 Exterior Standard Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$14,000	Unassigned

**Updated:** JAN-08

**B2020.01.01.05 Wood Windows (Glass & Frame)\*\* 1979 Section**

The windows, set in pairs with a wood frame between and a plywood panel below, are standard bronze finished double-glazed aluminum, 1200mm wide x 1650mm high. Integral horizontal blinds are provided to the glass cavity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	40	JAN-08

**Event: Relace 2 frame assemblies and repaint 3**

**Concern:**

The wood frames and panels have degraded and need replacement and repainting.

**Recommendation:**

Allow for the replacement of two frame assemblies and the repainting of the remaining three.

**Consequences of Deferral:**

A vulnerable part of the external wall assembly will be subject to further deterioration.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$4,500	Low

**Updated:** JAN-08

**Event: Replace 15 Exterior Standard Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$15,000	Unassigned

**Updated:** JAN-08

**B2030.01 Exterior Entrance Doors - 1979 Section**

There are two sets of double external doors in the 1979 section: on the east entrance (from the car park) and on the south entrance (the main school entrance). Doors are 44mm thick hollow steel in pressed steel frame, with painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-08

**Event: Repaint 2 pairs entrance doors****Concern:**

Door finishes have become marked, worn and unsightly though serviceable.

**Recommendation:**

Repaint two pairs of external entrance doors.

**Consequences of Deferral:**

Further degradation will occur.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$1,000	Low

**Updated:** JAN-08

**Event: Replace 2 pairs Exterior Entrance Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$2,800	Unassigned

**Updated:** JAN-08

**B2030.01 Exterior Entrance Doors - 1992 Section**

There are two sets of external double doors in the 1992 section. Doors are 44mm thick hollow steel in pressed steel frame, with painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	30	JAN-08

**Event: Replace 2 pairs external doors****Concern:**

Two sets of doors are damaged, appear unsightly and require replacement.

**Recommendation:**

Replace two double doors sets, reusing existing hardware.

**Consequences of Deferral:**

Doors may continue to be serviceable but will remain unsightly.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,800	Low

**Updated:** JAN-08

**B2030.02 Exterior Utility Doors\*\* - 1979 Section**

There are two utility doors adjacent to the main school entrance and one to the second floor mechanical Room giving access to the roof. All are 44mm thick painted metal doors in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	JAN-08

**Event: Replace 3 Exterior Utility Doors\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$2,100	Unassigned

**Updated:** JAN-08

**B3010.01 Deck Vapor Retarder and Insulation\* - 1979 Section**

100mm rigid fibre-glass insulation and vapor barrier are provided to the roof construction. They are laid on metal decking and covered by a built-up roofing membrane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**B3010.01 Deck Vapor Retarder and Insulation\* - 1992 Section**

100mm rigid fibre-glass insulation and vapor barrier are provided to the roof construction. They are laid on metal decking and covered by a built-up roofing membrane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**B3010.04 Membrane Roofing - 1979 Section**

A built-up roofing membrane is laid on 100mm rigid fibre-glass insulation on vapor barrier and metal decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	25	JAN-08

**Event: Replace 1700m2 SBS roof membrane**

**Concern:**

Deterioration of membrane is evident, with bubbling of bituminous compound and pooling of rain water.

**Recommendation:**

Replace roof finish with S.B.S. membrane (1700m2).

**Consequences of Deferral:**

There is a danger of eventual failure and consequent water ingress.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$200,000	High

**Updated:** JAN-08



**B3010.04 Membrane Roofing - 1992 Section**

A built-up roofing membrane is laid on 25mm fibre-board on 100mm rigid fibre-glass insulation (sloped) on a vapor barrier on 16mm water resistant gypsum board on metal decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	25	JAN-08

**Event: Replace 570m2 SBS roof membrane****Concern:**

Deterioration of membrane is evident, with bubbling of bituminous compound and pooling of rain water.

**Recommendation:**

Replace roof finish with SBS membrane (570m2).

**Consequences of Deferral:**

There is a danger of eventual failure and consequent water ingress.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$65,550	High

**Updated:** JAN-08

**B3020.02 Other Roofing Openings (Hatch,Vent, etc)\* - 1979 Section**

Various roof penetrations are provided for mechanical services with galvanized sheet metal flashings and cappings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**Event: Replace 3 extract cowls****Concern:**

Several galvanized sheet metal extract cowls on the Mechanical Room/Gymnasium roof are severely damaged and deformed.

**Recommendation:**

Allow for replacement of 3 extract cowls.

**Consequences of Deferral:**

There may be an effect on cowl efficiency.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$3,000	Low

**Updated:** JAN-08

**B3020.02 Other Roofing Openings (Hatch,Vent, etc)\* - 1992 Section**

Various roof penetrations are provided for mechanical services with galvanized sheet metal flashings and cappings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

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

1979 section: Framed partitions are provided in several parts of the building, notably to the side walls of the Art Room, the divisions in the administration and principal's office area and the south wall of the Staff Room. Apart from the partitions in the Administration area, which are standard 89mm thick with drywall finish, those in other areas are 1hour fire -rated, with a finish of 16mm Type X Drywall.

1992 section: Partitions between the storerooms and classrooms 108 and 109 are 1hour fire-rated and are constructed of 152 steel studs at 400 centers finished with 16mm Type X drywall. Between Classrooms 107 &108 and 110 and adjacent work room/wash rooms/special education room, standard non-rated stud partitions are provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**C1010.02 Interior Demountable Partitions\* -**

Gymnasium stage area proscenium opening is provided with a demountable partition consisting of 50mm x 150mm wood stud frame in sections, finished with varnished birch plywood panels

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**C1010.04 Interior Balustrades and Screens, Interior Railings\* -**

A drywall balustrade and wood handrail are provided to the 6-riser stair to the Stage Area from the corridor and a painted tubular steel handrail is provided to the 10-riser steel stair from the Stage Area to the high level Storeroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

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

Interior windows are provided to the library/computer room from two offices and the Principal's room. The Administration office near the entrance has internal windows overlooking the entrance corridor to the east and the main corridor on the north. They are constructed of wired glass in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**C1010.07 Interior Partition Firestopping\* -**

Drywall partitions throughout the building are extended in height to meet the underside of the metal decking of the roof construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	JAN-08

**Event: Repair partition and install firestopping****Concern:**

There is inadequate firestopping to the partitions of the meter room and store (adjacent to main school entrance), where various service cables are routed at high level into the void of the adjacent suspended ceiling. There is also deterioration of the drywall finish to the partition between the two rooms.

**Recommendation:**

Repair partition and provide firestopping.

**Consequences of Deferral:**

Potential fire hazard will persist.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$1,500	Low

**Updated:** JAN-08

**C1010.08 Other Partitions\* -**

In the 1979 section, there are extensive partitions in 200mm block work, which are generally load-bearing. Partitions between classrooms 100/101/102/103 are designated acoustic partitions and are constructed using 89mm staggered studs on 140mm plates, with 60mm thick fiberglass batts, finished with two layers of 12mm drywall type X each side. Acoustic caulking is applied around perimeter.

The central corridor partitions of the 1992 addition are of 200mm load-bearing concrete block. Remaining partitions in this section of the school are included in S3/C1010.01.07 above.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

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

1979 section: There are 52 interior doors in this part of the school. Approximately half of the doors are solid core wood doors and half hollow metal.

1992 section: There are 14 interior doors in the 1992 addition. These are solid core wood doors in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	JAN-08

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

3 sets of double hollow metal doors to the Gymnasium are 3/4hour fire-rated. 2 single hollow metal doors on the south wall of the gymnasium, and the door (within the adjacent janitor's room) to the stair to the Mechanical Room, are also rated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

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

There are tack boards and green boards provided throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	JAN-08

**Event: Replace 50 display boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$37,500	Unassigned

**Updated:** JAN-08

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

There are two sets of boys and girls wash rooms in the 1979 section and one set in the 1992 section, containing a total of 18 fabricated toilet cubicles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	30	JAN-08

**Event: Replace 12 cubicles****Concern:**

All wash room cubicles in the 1979 section have deteriorated to an unacceptable degree.

**Recommendation:**

Replace 12 cubicles, providing one enlarged cubicle in each wash room for barrier free access.

**Consequences of Deferral:**

Further deterioration of vulnerable components.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$15,000	Medium

**Updated:** JAN-08

**Event: Replace 6 cubicles**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$7,500	Unassigned

**Updated:** JAN-08

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

Metal signage is provided on doors throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

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

There is extensive storage shelving in the classroom and corridor areas combined with cupboard and counter top assemblies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

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

Vanity tops with inset sinks are provided in the wash rooms as well as mirrors, soap and towel dispensers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**C2010 Stair Construction\***

A steep 12 open riser flight of stairs, with vinyl covered wood treads, provides access to the Mechanical Room; there are 38mm x286mm wood stringers, steel tube handrails on a plywood backing on both sides. The gymnasium Stage Area is accessed by a 6-riser concrete stair with vinyl treads and nosings and a wood-framed drywall balustrade. From the stage area there is a 9 open riser stair to a store at high level, which has steel grill treads into steel channel stringers with a painted steel tube balustrade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	JAN-08

**C3010.09 Acoustical Wall Treatment\*\* -**

There are 21 large acoustic panels fixed at high level to the walls of the Gymnasium and acoustic panels at high level in the adjacent Stage Area, which is used as a music teaching room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	JAN-08

**Event: Replace 28 acoustic panels**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$42,000	Unassigned

**Updated:** JAN-08

**C3010.12 Wall Coverings\* -**

Vinyl wall covering is applied to all major classroom drywall surfaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	15	JAN-08

**C3020.01.01 Epoxy Concrete Floor Finishes\* -**

An epoxy floor is provided to the east entrance lobby.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	JAN-08

**Event: Replace 30m2 epoxy floor****Concern:**

There is cracking in floor finish which is unsightly and requires replacement.

**Recommendation:**

Replace 30m2 epoxy floor.

**Consequences of Deferral:**

The floor may remain serviceable, if sub-standard, till its life cycle replacement date.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$4,500	Low

**Updated:** JAN-08

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

There is a painted concrete floor in the Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	10	JAN-08

**C3020.02 Tile Floor Finishes\*\* -**

50mm x 50mm ceramic tiles are provided in the wash rooms of the 1992 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	JAN-08

**Event: Replace 30m2 ceramic tiles**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$7,100	Unassigned

**Updated:** JAN-08

**C3020.04.03 Wood Parquet Flooring**

Wood parquet flooring is laid on the Gymnasium floor and has been sealed with numerous coats of polyurethane varnish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	JAN-08

**Event: Replace with 400m2 sheet rubber gym flooring**

**Concern:**

Gymnasium floor has sustained wear and damage over time and has deteriorated requiring replacement.

**Recommendation:**

Take up damaged wood parquet floor and replace with proprietry sheet rubber floor, providing appropriate leveling compound and floor adhesive. Reinstate necessary game markings on new floor surface. [\$200/m2 allowed]

**Consequences of Deferral:**

Deterioration of Gymnasium floor will persist.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$80,000	Medium

**Updated:** JAN-08

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

Vinyl and vinyl asbestos tiles are used throughout the school, with the exception of the Gymnasium, the Mechanical Room and the wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	20	JAN-08

**Event: Replace 100m2 sheet vinyl flooring**

**Concern:**

While the floors in the corridors and classrooms are in acceptable condition, there are some locations, mostly small utility areas, where damage or wear has been excessive. These include the small rooms and wash rooms on the north side of the staff room, the two janitor's rooms and the wash rooms by the north-west corner of the Gymnasium.

**Recommendation:**

Replace vinyl tiles and re-floor boys and girls wash rooms and both janitor's rooms in the 1979 section with sheet vinyl flooring (100m2).

**Consequences of Deferral:**

Inadequate or unsafe floor surfaces to areas of high usage may ensue.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$10,000	Medium

**Updated:** JAN-08

**Event: Replace 2000m2 vinyl tiles**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$94,000	Unassigned

**Updated:** JAN-08



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

Carpets are provided in the computer room/library area and associated office, and to the corner areas of classrooms 107/108/109.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	15	JAN-08

**Event: Replace all carpet (200m2)****Concern:**

All carpets show excessive wear.

**Recommendation:**

Replace 200m2 carpet.

**Consequences of Deferral:**

Loss of comfort and visual amenity will continue.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$17,200	Medium

**Updated:** JAN-08

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

There are suspended ceilings throughout the school including corridors and classrooms which are acoustic fiberboard tiles in a T-bar grid.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	25	JAN-08

**Event: Relace 1500m2 ceiling tiles**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$67,500	Unassigned

**Updated:** JAN-08

**Event: Replace 300m2 ceiling tiles****Concern:**

Approximately 10% of tiles are stained, damaged or dislodged.

**Recommendation:**

Allow for replacement of 300m2 acoustic ceiling tiles.

**Consequences of Deferral:**

Continued detriment to visual amenity.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$13,500	Medium

**Updated:** JAN-08

**S4 MECHANICAL****D2010.04 Sinks\*\* - 1980 Construction**

A two compartment stainless steel counter mounted sinks is located in the ancillary room and in the staff room. Single compartment counter sinks are located in the ancillary room and in the library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	JAN-08

**Event: Replace 5 Sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$5,400	Unassigned

**Updated:** JAN-08

**D2010.04 Sinks\*\*-1992 Addition**

A single compartment counter mounted stainless steel sink classroom 107.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-08

**Event: Replace Sink**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$1,200	Unassigned

**Updated:** JAN-08

**D2010.08 Drinking Fountains / Coolers\*\* -1992 Addition**

A wall hung china drinking fountain is located in the corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	JAN-08

**Event: Replace Drinking Fountain**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$1,375	Unassigned

**Updated:** JAN-08

**D2010.08 Drinking Fountains / Coolers\*\*-1980 Construction**

There are three drinking fountains located in the corridors. They consist of stainless steel, fibre glass and china fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	JAN-08

**Event: Replace Drinking Fountains**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,125	Unassigned

**Updated:** JAN-08

**D2010.09 Other Plumbing Fixtures\* -1980 Construction**

A floor standing cast iron enameled sink with a wall mounted supply faucet is located in the janitor room adjacent to the north west entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-08

**Event: Install Vacuum Breaker.****Concern:**

The faucet does not have a vacuum breaker. Under suitable conditions contaminated water can be siphoned into the domestic water system.

**Recommendation:**

Replace the faucet with an approved faucet having a vacuum breaker.

**Consequences of Deferral:**

The potential exists for siphoning contaminated water from the janitor sink into the domestic water system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2007	\$1,200	High

**Updated:** JAN-08

**D2010.10 Washroom Fixtures (Lav)\*\*-1980 Construction**

Lavatories are enameled steel counter mounted. They are located in the girls and boys wash rooms and in the male and female staff wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	JAN-08

**Event: Replace 8 Lavatories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,000	Unassigned

**Updated:** JAN-08

**D2010.10 Washroom Fixtures (Lav)\*\*-1992 Addition**

Lavatories are wall hung china. They are located in the girls and boys wash rooms and in the infirmary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	JAN-08

**Event: Replace 5 Lavatories**

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

**Updated:** JAN-08

**D2010.10 Washroom Fixtures (Urnl)\*\*-1980 Construction**

Urinals are wall hung and operated with flush valves. They are located in the boys wash room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	JAN-08

**Event: Replace 3 Urinals**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,800	Unassigned

**Updated:** JAN-08

**D2010.10 Washroom Fixtures (Urnl)\*\*-1992 Addition**

Urinals are wall hung and flush valve operated. They are located in the boys wash room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	JAN-08

**Event: Replace 2 Urinals**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$3,200	Unassigned

**Updated:** JAN-08

**D2010.10 Washroom Fixtures (WC)\*\* -1992 Addition**

Water closets are floor mounted and flush valve operated. They are located in the girls and boys wash rooms and in the work room wash room, adjacent to the boys wash room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-08

**Event: Replace 4 water closets**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$6,400	Unassigned

**Updated:** JAN-08

**D2010.10 Washroom Fixtures (WC)\*\*-1980 Construction**

Water closets are floor mounted and flush valve operated. They are located in the girls and boys wash rooms and in the male and female staff wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	JAN-08

**Event: Replace 8 Water Closets**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$12,800	Unassigned

**Updated:** JAN-08

**D2020.01.01 Pipes and Tubes: Domestic Water\* -1992 Addition**

Domestic water distribution piping is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**D2020.01.01 Pipes and Tubes: Domestic Water\*-1980 Construction**

Domestic water distribution piping is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-08

**D2020.01.02 Valves: Domestic Water\*\* -1992 Addition**

Domestic water valves are bronze body.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-08

**Event: Replace 10 Valves**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$3,000	Unassigned

**Updated:** JAN-08

**D2020.01.02 Valves: Domestic Water\*\*-1980 Construction**

Domestic water valves are bronze body.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-08

**Event: Replace valves**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$10,000	Unassigned

**Updated:** JAN-08

**D2020.01.03 Piping Specialties (Backflow Preventors)\*\* -1980 Construction**

There is no backflow prevention device installed in the water line to the boilers for make up water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	JAN-08

**Event: Install Back Flow Prevention Device****Concern:**

There is no backflow prevention device on the boiler make up water line. This is required by code.

**Recommendation:**

The estimated cost for installing a back flow prevention device in the boiler make up water line is \$2,500.

**Consequences of Deferral:**

Deferral could result in contaminating the domestic water system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2007	\$2,500	High

**Updated:** JAN-08

**D2020.02.02 Plumbing Pumps: Domestic Water\*\* -1980 Construction**

The domestic water pump is Grundfos UP-15-42-SF, all bronze body.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	JAN-08

**Event: Replace water pump**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$2,200	Unassigned

**Updated:** JAN-08

**D2020.02.06 Domestic Water Heaters\*\* - 1980 Construction**

The domestic water heater is an A.O. Smith, model; BT500H-730S. Input is 147 kW. The recovery is 26.5 l/min through a temperature rise of 55.6C.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	JAN-08

**Event: Replace Domestic Water Heater**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$5,700	Unassigned

**Updated:** JAN-08

**D2020.03 Water Supply Insulation: Domestic\* -1992 Addition**

Domestic water piping insulation is fibreglass with a canvas jacket cover.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**D2020.03 Water Supply Insulation: Domestic\*-1980 Construction**

Domestic water supply piping insulation is fibreglass with a canvas jacket cover.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-08

**D2030.01 Waste and Vent Piping\* - 1992 Addition**

Waste and vent piping is copper and PVC below grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**D2030.01 Waste and Vent Piping\*-1980 Construction**

Waste and vent piping is made of copper and PVC underground.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	JAN-08

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

Rain water piping is cast iron above ground within the building structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**D2040.02.04 Roof Drains\* -1992 Addition**

Roof drain bodies are cast iron with aluminum dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-08

**D2040.02.04 Roof Drains\*-1980 Construction**

Roof drain bodies are cast iron with aluminum and PVC dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-08

**D3010.02 Gas Supply Systems\* - 1980 Construction**

Natural gas piping is carbon steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	60	JAN-08

**D3020.02.01 Heating Boilers and Accessories: 1980 Construction**

Boilers are Raypak natural gas fired, atmospheric vented, copper tube, model; 1630TA. Each boiler has an input of 477 kW and an output of 382 kW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	JAN-08

**Event: Replace 2 Boilers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$54,000	Unassigned

**Updated:** JAN-08



**D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler\*\* - 1980 Construction**

Chimneys are type "B" gas vents. Combustion air is supplied with a wall louvre and ducted down toward the floor with a galvanized sheet metal duct.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	30	JAN-08

**Event: Replace 2 Chimneys Above The Roof.**

**Concern:**

The chimneys have been severely vandalized where they are exposed above the roof. This could affect the performance of the vented gas fired equipment.

**Recommendation:**

Repair the damaged vents.

**Consequences of Deferral:**

Deferral could affect the performance of the gas fired equipment and restrict gas being vented.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,000	High

**Updated:** JAN-08

**Event: Replace 6m Chimney & 6m Comb. Air vent**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$11,600	Unassigned

**Updated:** JAN-08

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

Boiler water treatment is introduced with a pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-08

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

Each portable classroom is provided with a Palmaire natural gas fired furnace.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	25	JAN-08

**Event: Replace 5 Furnaces**

**Concern:**

Furnaces are showing signs of deterioration and parts are not available.

**Consequences of Deferral:**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$30,000	High

**Updated:** JAN-08

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

Chimneys are type "B" vents. Combustion air is ducted from the outdoor above the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-08

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1980 Construction**

There are two (2) air handling units. One serves the Auditorium and it is a Mark Hot MVT G7-VBD. It supplies 3210 l/s and is driven with a with a 3.73 kW motor. The other unit serves the class rooms and it is a Mark Hot MVT 00BE. It supplies 4240 l/s with a 3.73 kW motor. A Mark Hot No.: 6232 cabinet fan returns air from the class rooms to the air handling with a 1.49 kW motor.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	30	JAN-08

**Event: Replace 2 Air Handling Units**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2011	\$186,250	Unassigned

**Updated:** JAN-08

**Event: Replace 8 Air Dampers**

**Concern:**

Air dampers do not seal and consequently there is considerable air leakage. This results in erratic temperature control and a waste of energy.

**Recommendation:**

Replace air dampers and operators. There are eight dampers and the average estimated replacement cost is \$3200.

**Consequences of Deferral:**

Deferral will provide unsatisfactory temperature controls for the occupants and wasted energy.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2008	\$25,600	Medium

**Updated:** JAN-08

**D3040.01.01 Air Handling Units: Air Distribution\*\* -1992 Construction**

The air handling is an Eng Air LM-4. It supplies 1880 l/s with a 1.49 kW motor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	30	JAN-08

**Event: Repair 3 Air dampers****Concern:**

Air damper leaking is excessive. This results in poor temperature control and wasting energy.

**Recommendation:**

Replace the air dampers and operators. There are three dampers and the estimated cost to replace a single damper is \$3,200.

**Consequences of Deferral:**

Deferral will increase discomfort for the occupants and waste costly energy.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$9,600	Medium

**Updated:** JAN-08

**Event: Replace air handling unit**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$15,000	Unassigned

**Updated:** JAN-08

**D3040.01.03 Air Cleaning Devices:Air Distribution\* -1992**

Air filtering is provided with 50mm deep disposable pads in permanent metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**D3040.01.03 Air Cleaning Devices:Air Distribution\* -1980**

Air is filtered with 50mm deep disposable mounted in permanent metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	JAN-08

**D3040.01.07 Air Outlets & Inlets:Air Distribution\* -1992**

Air outlets are primarily wall grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**D3040.01.07 Air Outlets & Inlets:Air Distribution\*-1980**

Air outlets are primarily wall grilles, duct mounted grilles and ceiling diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	JAN-08

**D3040.03.01 Hot Water Distribution Systems\*\* -1992**

Hot water heating distribution consists of carbon steel piping and fin radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-08

**Event: Replace 150m Hot Water Piping**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$30,000	Unassigned

**Updated:** JAN-08

**D3040.03.01 Hot Water Distribution Systems\*\*-1980**

Hot water heating distribution consists of carbon steel piping and fin radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-08

**Event: Replace 750m Piping**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$225,000	Unassigned

**Updated:** JAN-08

**D3040.04.01 Fans: Exhaust\*\* -1992**

The exhaust fan is a roof mounted cabinet fan exhausting the girls and boys wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-08

**Event: Replace Exhaust Fan**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$2,500	Unassigned

**Updated:** JAN-08

**D3040.04.01 Fans: Exhaust\*\*-1980**

Wash room exhaust fans are roof mounted, aluminum dome type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	JAN-08

**Event: Replace 3 Exhaust Fans.****Recommendation:**

There are three exhaust fans. The average cost for replacing the two main wash room fans is \$2,000 per fan and \$1,000 for the fan in the gymnasium instructors wash room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,000	Unassigned

**Updated:** JAN-08

**D3040.04.03 Ducts: Exhaust\* -1992**

Exhaust ducts are galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**D3040.04.03 Ducts: Exhaust\*-1980**

Exhaust ducts are galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	JAN-08

**D3040.04.05 Air Outlets and Inlets: Exhaust\* -1992**

Exhaust air inlets are steel with fixed louvers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-08

**D3040.04.05 Air Outlets and Inlets: Exhaust\*-1980**

Exhaust air inlets are steel with fixed louvers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	JAN-08

**D3050.02 Air Coils\*\* - 1992**

Heating coil in the air handling unit is hot water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-08

**Event: Replace Heating Coil**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$5,300	Unassigned

**Updated:** JAN-08

**D3050.02 Air Coils\*\*-1980**

Heating coils in the air handling units are hot water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	JAN-08

**Event: Replace 2 Hot Water Air Coils**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,600	Unassigned

**Updated:** JAN-08

**D3050.03 Humidifiers\*\*-1980**

Steam grid humidifiers are installed in the 1980 air handling units. A Fulton Model G-4 vertical steam boiler rated for 64 kg. of steam per hr. provided steam. A Kinetco water softener provided softened water for the boiler. The entire system is abandoned.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	25	JAN-08

**Event: Replace Humidifier System****Concern:**

The humidifier is presently not operational. During periods of low humidity levels the incidence of respiratory problems increases. This is common when the wet bulb temperatures are low which occurs in cold temperatures.

**Consequences of Deferral:**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$32,000	High

**Updated:** JAN-08

**D3050.05.02 Fan Coil Units\*\*-1992**

The fan coil unit is a concealed unit mounted above the ceiling in the west entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-08

**Event: Replace 1 Fan Coil Unit**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$6,000	Unassigned

**Updated:** JAN-08

**D3050.05.03 Finned Tube Radiation\*\* - 1992**

Finned tube radiation is in steel enclosure mounted along the perimeter walls. In some locations, bare finned tube is mounted behind cabinets also along the perimeter walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-08

**Event: Replace 95m Finned Tube Radiation**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$9,000	Unassigned

**Updated:** JAN-08

**D3050.05.03 Finned Tube Radiation\*\*-1980 Construction**

Finned tube radiation in a steel cabinet is mounted along the perimeter walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-08

**Event: Replace 225m finned Tube Radiation**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$22,500	Unassigned

**Updated:** JAN-08



**D3050.05.06 Unit Heaters\*\*-1980**

Projection unit heaters are concealed above the ceiling in the entrances on the east and north sides of the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	JAN-08

**Event: Replace 2 Unit Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$9,000	Unassigned

**Updated:** JAN-08

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

An Andover AC265 DDC system provides energy management and system controls for the hot water heating boiler firing stages, circulation of heating pumps, air handling units, exhaust fans and for some zone temperature heating control. End control devices are pneumatic operated. Instrument air is provided with a duplex Quincy compressed air system. Compressors are Quincy model; No. 220 and each is driven with a 0.746 kW electric motor. They are mounted on a horizontal air receiver.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	30	JAN-08

**Event: Replace DDC System.**

**Concern:**

The Andover system components are failing and parts are obtained by scavenging components from systems that have been replaced. This is a very unreliable source for obtaining parts and it will only become worse as the system ages.

**Recommendation:**

Replace the DDC system with a new system. The system has 115 points and an estimated cost of \$450 per point the replacement cost is \$51,750.

**Consequences of Deferral:**

Deferral will result in system components failing at a higher frequency and eventually the system will fail and will not operate.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$51,750	Medium

**Updated:** JAN-08

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

Carbon dioxide and water pump fire extinguishers are located throughout the school. They are serviced on a regular basis and dated by the fire extinguisher vendor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	JAN-08

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

The wall mounted Service and Distribution Switchboard (Westinghouse) in the Electrical Room is rated at 600A, 120/208V, 3 phase, 4 wire with a 600A main circuit breaker and distribution breakers ranging from 50A to 200A. Demand is recorded at 45.8 kVA (127A @ 120/208V).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	FEB-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	600A, 120/208V	N/A	

**Event: Replace Main switchboard**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$60,000	Unassigned

**Updated:** JAN-08

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

Branch Circuit Panelboards are circuit breaker type 120/208V, 3 phase, solid neutral (Westinghouse). Those in the portables are 120/240V, single phase, 3 wires.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

**Event: Replace Branch Circuit Panelboards (5)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$30,000	Unassigned

**Updated:** JAN-08

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

Three phase, single speed, full voltage magnetic starters (Telemecanique & Allen Bradley).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	JAN-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	N/A	N/A	

**Event: Replace Motor Starters (4)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$4,000	Unassigned

**Updated:** JAN-08

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

Three phase, single speed, magnetic starters (Westinghouse).

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	30	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

**Event: Replace Motor Starters (2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2011	\$2,000	Unassigned

**Updated:** JAN-08

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

Wiring method is cables in conduit, concealed in finished areas and surface mounted in utility areas, consistent throughout the school. Typically in a classroom, there are four convenience outlets (duplex receptacles) on one circuit.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

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

Room lighting is controlled by local line voltage switches. Corridors and large areas (e.g. Library) are group switched by low voltage switching (with the relays in utility areas).

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

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

The school fluorescent lighting system has been converted to T8 (32W) lamps and electronic ballasts in 2005. The fixtures remain, consisting of surface and recessed mounted commercial grade fixtures with acrylic lenses, except the 1992 wing which has parabolic louvres.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2005	30	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

**Event: Replace Fluorescent Fixtures (1000)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2035	\$200,000	Unassigned

**Updated:** JAN-08

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

Battery packs (Lumacell) with integral and remote lighting heads provide emergency lighting in corridors and exit locations - and in washrooms of 1992 Wing - for 30 minutes during power outages.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1979	20	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

**Event: Replace Emergency Lighting Packs (8)**

**Concern:**

Emergency lighting packs may not come on during power failure or may not last long enough for safe evacuation.

**Recommendation:**

Replace entire packs as they have exceeded their life expectancy.

**Consequences of Deferral:**

Blackouts may occur.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2008	\$6,000	Medium

**Updated:** JAN-08

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

Surface mounted, internally illuminated exit signs with LED panels and battery backup.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2005	0	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

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

The exterior lighting system consists of different types of weatherproof, wall mounted high pressure sodium fixtures, all of them with polycarbonate prismatic lenses.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	0	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

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

Exterior lighting system is photoelectric cell controlled with manual override.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

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

This single stage, zoned and annunciated fire alarm system is a hard wired and supervised system, utilizing manual stations, heat and smoke detectors as detection devices and bells only as signaling devices. The Edwards 2280 control panel with its integral annunciator, located at the main entrance, was completely replaced in September, 2006 with Edwards' EST components but the system configurations and devices remained.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2006	25	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

**Event: Replace Fire Alarm System**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2031	\$30,000	Unassigned

**Updated:** JAN-08

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

The Intrusion Alarm system (DSC) uses motion sensors located throughout the school. The coded keypad is located at the side entrance.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2003	25	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

**Event: Replace Intrusion Alarm System (Control Panel, Keypad & 10 motion sensors)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2028	\$15,000	Unassigned

**Updated:** JAN-08

**D5030.03 Clock and Program Systems\* -**

The Bogen School Sound system provides its own programmed clock broadcasting class changes through the public address system. Clocks in the school are individual electric clocks, plugged in clock receptacles. There are also some random battery clocks.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	25	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

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

The "Nitsuko" telephone exchange is a hybrid key system - 8 line capacity - accommodating the telephone needs of the school offices and staff. There is no telephone set in any of the classrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1987	25	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

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

There is a 30 station computer room at the Learning Resources Centre and computer connection in every classroom. Server is backed up by a HP 1500VA UPS. Data cables are all category 5.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2000	0	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

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

The public address system is a Bogen desk top "School Sound" system, distributing public address messages or music selectively or "All Page" through a microphone or a cassette. It also interfaces with the telephone system for convenient broadcasts. Intercommunication is possible to each classroom via a control switch. The Gymnasium has a separate sound system (TOA), which performs as a sound reinforcement system with its own input and relays public address messages from the school sound system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	20	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

**Event: Replace School Sound System (Head End Equipment)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2011	\$12,000	Unassigned

**Updated:** JAN-08

**D5030.06 Television Systems\* -**

Every classroom is provided with a television set (Zenith) and a DVD/VCR player (toshiba). There is no cable TV connection.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1990	0	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

**D5030.07.01 Microwave Transmission and Reception Equipment**

A FM Voice Enhancement System is available at each classroom. It is a wireless system using wireless microphones transmitted through radio frequency (FM) to the amplifier(TOA) and distributed (hard-wired) to loudspeakers in the room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1992	0	JAN-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	N/A	N/A	

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

Library equipment includes fixtures installed during the 1992 alterations, when the area was extended and re-equipped for computer use. These comprised computer tables, polypropylene chairs, fixed shelving, checkout counter casework and portable storage units.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	JAN-08

**E1020.03 Theater and Stage Equipment\* -**

There are proscenium stage curtains (tabs) to the Stage Area on the north side of the demountable proscenium partition.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	JAN-08

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

Fixed basketball gantries and wall-mounted moveable wall bars are provided in the Gymnasium.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	JAN-08

**E2010.02 Fixed Casework\*\* -**

There is extensive casework provision throughout the school, in classrooms, library and in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	35	JAN-08

**Event: Replace 140m fixed casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$132,000	Unassigned

**Updated:** JAN-08

**Event: Replace 32m fixed casework****Concern:**

Deterioration and wear has affected some sections of the casework. This affects the Art Room, the Science Room and a Work room.

**Recommendation:**

In the Art Room, allow for replacement of 8m of benching and cupboards x 900mm deep, including 2 art sinks and 8m x 600mm deep cupboard units. [\$14,000 + \$8,000]

In the Science Room and the Work room, the counter tops require replacement (allow for 24m in total). [\$2,500]

**Consequences of Deferral:**

Use of sub-standard provision and further deterioration of equipment will continue..

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$24,500	Medium

**Updated:** JAN-08

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

Integral horizontal blinds are provided in the 1979 section, with roller blinds in the 1992 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-08

**Event: Replace 30 integral blinds**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$15,000	Unassigned

**Updated:** JAN-08



**F1010.02.04 Portable and Mobile Buildings\* -**

There are five Portable classrooms with associated links, attached in 1981/82 to the 1979 section of the main school building. Four of these (149, 150, 151 & 152) have been added in one bank to the north-east corner of the 1979 section of the school and one (182) to the north-west corner.

Foundations consist of 200mm x200mm wood beams on concrete piles. Construction is wood frame and fiberglass insulation, with external cladding of shiplap wood siding and a roof finish of 3-layer built-up roofing. Internally, there are gypsum drywall panels with battened joints, vinyl tiles on the floor and T-bar supported acoustic tiles on the ceiling.

Doors are solid wood or metal in pressed steel frames and windows are aluminum or plastic in timber surrounds.

Interior fittings include roller blinds to the windows, shelving units fixed to the long wall of classrooms under sill level and cloakroom fittings in the classroom ante-spaces.

Each portable classroom is provided with a 'Palmaire' natural gas fired furnace.

Externally wood stairs and platforms, with wood balustrades and handrails provide access to external classroom doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	0	JAN-08

**Event: Repair portable classrooms**

**Concern:**

There are concerns externally regarding the performance and condition of the cladding and roof finish, and internally regarding the floor/ceiling finishes and internal fittings. Locations for repair or replacement are detailed in Recommendation below.

There are also concerns relating to external steps, which are considered in the Site Report.

**Recommendation:**

- 182: Replace damaged wood sidings.  
 Replace weathered fascia boards.  
 Repair boarded base to portable.  
 Repaint Roof trim.  
 Replace boot racks in corridor link  
 \$4600
- 151: Replace gutter (7m) and casing to downspout.  
 Repaint metal door and frame.  
 \$1250
- 152: Replace interior door.  
 \$750
- 149: Replace damaged wood sidings at base of portable.  
 Replace double entrance doors adjacent to 149.  
 Replace interior roller blind (1800mm x 1100mm approx.)  
 \$3500
- Provide new roof finish to roof of portables and associated links.  
 \$70000

**Consequences of Deferral:**

Deterioration of vulnerable external and internal finishes will continue.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$80,100	Medium

**Updated:** JAN-08

**F2020.01 Asbestos\* -**

Asbestos is present, though encapsulated in the VA floor tiles used throughout the school, and may be present in pipe insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	JAN-08

**Event: Asbestos study**

**Concern:**

The effects of the presence of asbestos in the school are uncertain.

**Recommendation:**

Specialist consultants should be engaged to advise on the necessity of air-monitoring or other asbestos related investigations.

**Consequences of Deferral:**

Uncertainty regarding asbestos hazard will remain.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2008	\$10,000	Medium

**Updated:** JAN-08

**Event: Replace 500m2 floor tiles & 3m pipe insulation**

**Concern:**

Removal of asbestos may be recommended by specialist study.

**Recommendation:**

Allow for removal of asbestos if recommended by study.

**Consequences of Deferral:**

Hazardous material may cause danger to occupants.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2008	\$20,000	Medium

**Updated:** JAN-08

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

Access to the east entrance of the school is ramped from the car park.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

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

All entrance doors are of adequate width for barrier-free access, but the main entrance requires a low threshold to become fully accessible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	JAN-08

**Event: Mud jack sidewalk****Concern:**

There is a threshold at the main entrance which would be difficult for wheel chairs.

**Recommendation:**

Mud jack concrete sidewalk at main entrance to eliminate threshold.

**Consequences of Deferral:**

Barrier at main entrance will persist.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$5,000	Medium

**Updated:** JAN-08

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

Internal corridors and door widths are adequate for barrier-free interior circulation. However, the Stage Area (used as a music teaching room) is accessible only by a short flight of steps and a ramp in this location is not feasible. The short ramp from the east entrance to the level of the portable classrooms needs a handrail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	JAN-08

**Event: Barrier Free Access Upgrade [K4010.03 Barrier Free Interior Circulation\* - ]****Concern:**

Access to the stage area music room is not barrier free.

**Recommendation:**

Install chair lift adjacent to stage.

**Consequences of Deferral:**

A barrier will continue to be present or stage access.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$20,000	Unassigned

**Updated:** JAN-08

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

Wash rooms adjacent to the east entrance each contain an enlarged cubicle, but without support rails. This has been addressed under Fabricated Toilet Partitions.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1979	0	JAN-08

# RECAPP Facility Evaluation Report



**St. Lucy Catholic Elementary School**

S3311  
Edmonton

<b>Facility Details</b>	
<b>Building Name:</b>	St. Lucy Catholic Elementary
<b>Address:</b>	
<b>Location:</b>	Edmonton
<b>Building Id:</b>	S3311
<b>Gross Area (sq. m):</b>	0.00
<b>Replacement Cost:</b>	\$0
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	Robert Irlam Consulting Inc.
<b>Evaluation Date:</b>	June 21 2008
<b>Evaluator Name:</b>	Peter Clements

**Total Maintenance Events Next 5 years:                   \$65,500**  
**5 year Facility Condition Index (FCI):                       0%**

**General Summary:**

The site has an area of 2.87 hectares (7.09 acres) and the school building occupies the south east corner, with access from 162 Avenue to the south. The remaining area of the site is available for soft play and a number of games facilities are provided. Also in this area, to the west of the school there are bike racks. The school shares a play area with the city, which is located to the east of the site and contains slides and climbing apparatus. There is a basketball court to the north of the school and concrete arches over paved concrete gathering areas outside the entrances to the 1992 west addition. Mature spruce trees feature in the grassed area to the front of the school.

The site is in reasonable condition, but the area around the outside of the portables is untidy and some repaving is needed.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

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

**S7 SITE****G2010.02.01 Aggregate Roadway (Gravel)\* -**

There is an aggregate gravel roadway and turning space adjacent to the west entrance to the 1992 section of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	10	JAN-08

**Event: Remove gravel and seed 420m2****Concern:**

The roadway appears to be unused and therefore redundant.

**Recommendation:**

Its use should be checked with school staff and ,if redundant, it should be removed and grassed over (420m2).

**Consequences of Deferral:**

Unnecessary and possibly hazardous provision will be retained and the opportunity of additional play space denied.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$15,000	Low

**Updated:** JAN-08

**G2010.02.02 Flexible Pavement Roadway (Asphalt)\*\* -**

There is a short asphalt roadway (9m) from back of sidewalk to the car park to the east of the school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	25	JAN-08

**Event: Replace 80m2 asphalt roadway**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$3,000	Unassigned

**Updated:** JAN-08

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

There is an asphalt car park to the east of the school building 13m wide x 45m long.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	25	JAN-08

**Event: Resurface 585m2 parking lot**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$15,300	Unassigned

**Updated:** JAN-08

**G2020.05 Parking Lot Curbs and Gutters\* -**

There are concrete curbs at the perimeter of the asphalt car park, however there are no drainage channels as the car park surface is graded to fall to catch basins located centrally.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**G2020.06.01 Traffic Barriers\* -**

Wood beam traffic barriers approximately 75mm x 300mm deep on painted steel H beams are provided on the west side of the car park. They accommodate plug-in sockets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**G2020.06.03 Parking Lot Signs\* -**

Labeling of car spaces and painted metal directional signs are provided in the school car park.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**G2020.06.04 Pavement Markings\* -**

Yellow hatching on the surface of the asphalt of the car park indicates a no parking area by the east entrance to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	JAN-08

**Event: Repair area (25m2) of marking and asphalt**

**Concern:**

The hatching is worn and part of the hatched area near the centre of the car park shows signs of pooling.

**Recommendation:**

Repair area of asphalt causing pooling and renew yellow road marking (approx. 25m2).

**Consequences of Deferral:**

Minor - unlikely to prevent serviceable use in the short term.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,000	Low

**Updated:** JAN-08



**G2030.02.02 Asphalt Pedestrian Pavement\*\***

There is a hard play area to the north of the gymnasium, between portables 152 & 182.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1979	20	FEB-08

**Event: Resurface 265m2 asphalt****Concern:**

The asphalt surface of the hard play area is degraded and uneven. It is badly linked to the paved footpath to the east (which runs along the outside of portable classroom 152) and is too high at its junction with the base of portable 182 (causing damp problems at the base) to the west. In addition, it fails to drain efficiently, because the storm water grating located centrally on the north edge has been replaced by a solid manhole cover.

**Recommendation:**

Re-grade and re-surface the area of asphalt, relating satisfactorily to adjacent building bases, and slope to existing storm water outlet. Provide concrete curb and gutter to asphalt.

**Consequences of Deferral:**

Further breakdown of this important play surface will ensue.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2008	\$11,000	Medium

**Updated:** JAN-08

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

A poured concrete path extends from the public pavement to the school entrance and from the car park to the main school entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	25	JAN-08

**Event: Replace 100m2 concrete sidewalk**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$17,200	Unassigned

**Updated:** JAN-08

**Event: Replace 16m2 concrete sidewalk****Concern:**

Area of concrete sidewalk approximately 4m x 4m is badly cracked.

**Recommendation:**

Remove and replace 4m square bay of concrete paving to east of main school entrance.

**Consequences of Deferral:**

May cause trip hazard if not corrected.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,800	Medium

**Updated:** JAN-08

**G2030.06 Exterior Steps and Ramps\* -**

There are 7 sets of external steps, of wood construction, giving access to portable classrooms and portable link entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	JAN-08

**Event: Replace 4 external stairs and install 40m2 paving****Concern:**

Several of the wood steps to the portables are worn, defective or without handrails. Some do not match the floor level and are unsafe. Double width platforms have a precarious centre split. The adjacent area of ground, subject to frequent heavy pedestrian use, has eroded.

**Recommendation:**

Replace 4 steps including platform, balustrade and handrails in wood construction to the following portable locations: double width entrances to the corridor links near 152 and 182; single width entrances to classrooms 152 and 182 (allow \$1500 per single width). Ensure level classroom access and continuous construction across double width entrance assemblies. Provide satisfactory area of level concrete paving at the base of steps to 182 and its adjacent corridor link entrance (allow 40m2 at \$80/m2). There are a total two double width stairs and two single width stairs.

**Consequences of Deferral:**

Significant trip hazard will remain.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$12,200	High

**Updated:** JAN-08

**G2040.05 Site and Street Furnishings\* -**

To the east of the main school entrance there is a transformer, with a steel tube protective barrier, and a flagpole. By the west and north entrances to the 1992 west wing there are large concrete arches with curved concrete benches enclosing the external entrance space. There are steel tube foot scrapers to student entrances. In addition there are 6 galvanized steel bike racks located in the soft play area to the north-west of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**G2040.06 Exterior Signs\* -**

There is a large wood school sign located outside the school main (south) entrance on the grass verge. There is also a metal sign on the main facade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**G2040.08 Flagpoles\***

There is a painted steel flagpole at the front of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	30	JAN-08

**Event: Repaint Flagpole****Concern:**

The flagpole paint finish shows signs of deterioration.

**Recommendation:**

Repaint the flagpole to an appropriate specification.

**Consequences of Deferral:**

Further degradation will occur.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$1,000	Low

**Updated:** JAN-08

**G2050.04 Lawns and Grasses\* -**

There are grassed areas located on the south and east sides of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**G2050.05 Trees, Plants and Ground Covers\* -**

Conifer trees, shrub planting and flowers are located to the south side of the school, principally in the vicinity of the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**G3010.02 Site Domestic Water Distribution\* -**

A 100mm water service enters the site on 162 Avenue NW. The service enters the school meter room on the south end of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-08

**G3010.03 Site Fire Protection Water Distribution\* -**

There is no fire water protection water service on the school site. A fire hydrant is located on the to the south east of the school on the south side of 162 Avenue NW. This is the closest fire hydrant to the school which is approximately 75 meters from the school main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	FEB-08

**G3020.01 Sanitary Sewage Collection\* -**

A 150mm sanitary leaves the school at the south west end. It connects into the municipal main on 162 Avenue NW.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	FEB-08

**G3030.01 Storm Water Collection\* -**

Storm water is collected inside the building from the roof and a 250mm line leaves the building at the east end of the school . A catch basin is located on the site just north of the school. A 150mm line from the catch basin connects into a 250mm main on the east side of the school and the 250mm main ties into a manhole located east of the school before connecting into the municipal main on 162 Avenue NW.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	FEB-08

**G3060.01 Gas Distribution\* -**

Natural gas is provided to the school from the utility gas main located on 162 Avenue NW. It enters the meter room parallel to the domestic water service.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	FEB-08

**G4010.02 Electrical Power Distribution Lines\* -**

There is an underground primary line to a pad mount transformer on the south side of school close to the main entrance.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	FEB-08

**G4010.04 Car Plugs-ins\* -**

There are 22 energized parking stalls controlled by the building management system with temperature controls and cycling. There are weatherproof receptacles installed on wood railings.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1979	0	FEB-08

**G4020.01 Area Lighting\* -**

The perimeter of the school is lit by wall mounted high pressure sodium fixtures. The parking lot shares lighting standards with the adjacent Community Hall.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	0	JAN-08