

## EDMONTON PUBLIC SCHOOLS

June 17, 2003

TO: Board of Trustees

FROM: A. McBeath, Superintendent of Schools

SUBJECT: 2003 Major Maintenance Plan

ORIGINATOR: A. Habinski, Executive Director

### RESOURCE

STAFF: Lorraine Boggs, Mike Brown, Fred Buffi, Dick Divine, Brian Fedor, Betty Matwichuk, Peter Onyschuk, Larry Schwenneker, Ron Spence, Sandra Stoddard

### INFORMATION

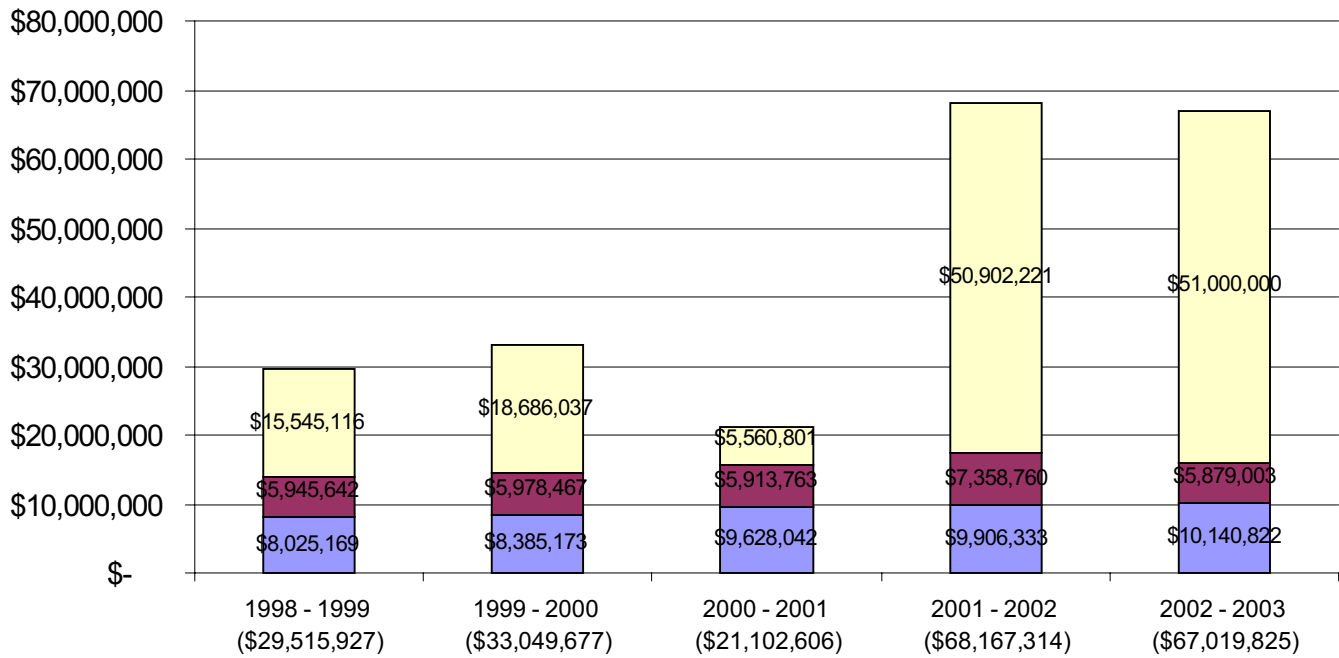
Major maintenance of and minor upgrades to district facilities are accomplished through the district's Major Maintenance Plan (MMP) which is funded by the government Building Quality Restoration Program (BQRP). The Major Maintenance Plan is one element of the available funding sources for the maintenance of facilities. The funding sources are:

- Operational funds which are allocated from the operating budget of the district and are determined by government formula under the plant operations and maintenance (PO&M) category
- Building Quality Restoration Program (BQRP) funds
- Capital Project funds

The funding sources for a five-year period are shown in the graph on page two. The MMP is funded by a block grant provided by Alberta Infrastructure through the Building Quality Restoration Program (BQRP). The annual BQRP funding is allocated by the province using a block funding formula based 98% on student enrolment and 2% on the area of school facilities used by students and staff. The effect of the formula is that utilization becomes a factor in the amount of funding available relative to the area supported.

The district's 2003-2004 B.Q.R.P. allocation is \$7,336,530. This is a return to the funding level of 2001-2002. Projects to be included in the Major Maintenance Plan are identified for consideration by receiving input from schools, facilities staff and regulatory agencies. Project requests from schools and Facilities continue to exceed available funding. The plan reflects, therefore, the highest district need. The priorities and categories of projects have been developed with input from principals, and have been found to assist principals with recognizing both district needs and the comparative needs from school to school. The development of the maintenance plan has involved over 80 principals in the last nine years, and will continue to rely on principal involvement in the development of the plan and prioritization of projects.

## SOURCES OF FACILITIES FUNDING



■ Operating    
 ■ Major Maintenance Plan    
 ■ Capital Projects

To ensure that all schools have the opportunity to provide input regarding their school's needs, a procedure is included in the budget process. Information has been provided to each school identifying scheduled (approved) capital projects in the school. In addition, schools have been provided with information regarding the facility needs they have previously identified. Schools have been requested to review their needs, add or delete projects, and prioritize the projects from the school's perspective on an annual basis.

Renewal of major building elements such as re-roofing are dealt with on a life-cycle replacement and condition assessment basis, thereby distributing the financial obligation over a number of years. This approach ensures that the district's physical assets are reasonably maintained through an annual financial commitment of \$4.8 – \$5.2 million. The funds remaining from the BQRP block grant can then be directed towards other eligible needs, such as physical upgrades to enhance educational program delivery.

The 2003 Major Maintenance Plan has been reviewed to establish whether previously identified projects are consistent with current priorities. The resultant 2003 Major Maintenance Plan is attached (Appendix I). Projects are identified and listed in accordance with district categories and priorities. An amount of \$650,000 has been identified for emergent needs such as furnace failures and water main replacements.

### **Highlights**

- Facilities Services has centrally allocated funding to continue the air system maintenance program, which is designed to improve indoor air quality through a two stage cleaning of air systems. The first stage addresses the cleaning of air coils, reheat coils and univents which are often the main contributors to decreased air quality. An assessment of air quality and airflow will then take place and where necessary, air-ducting systems will be cleaned. The program is being carried out on a scheduled basis. A four-year schedule has been developed for stage one and the program was started in the 2001 MMP. The program is at no cost to the schools. This is year three of the program.
- In June of 1999, the district employed the services of an external consultant to undertake an assessment of hazardous materials (primarily asbestos) in all district buildings. All building assessments have been completed and reports issued to schools. Facilities Services has initiated the asbestos management portion of the program which will enhance safe work procedures for district staff and assist administrators with hazardous materials strategies related to on-going inspection, monitoring and training. The asbestos abatement projects within the 2003 MMP were identified through the assessments. In March of 2003 Facilities Services participated in a class action asbestos property damage claim in partnership with PHH Environment and their legal counsel. The claim was required to be compiled within extremely short timelines. The reports generated through the asbestos assessments facilitated processing of this claim. Resolution of the claim is pending.
- The 2003 MMP continues to partially fund the relighting program for schools. This is a joint venture involving our partnership with EPCOR. The intent is to improve student learning environments and reduce energy costs. Twenty-nine schools have been completed to date.
- All the projects identified in the 2002 Major Maintenance Plan are substantially completed. The plan is attached as information (Appendix II).

- In order to assist the district in the management of district assets, a five-year life-cycle replacement program is included with the MMP. This program will provide information to the schools that will assist them in making decisions relative to maintenance expenditures and to allow the schools to undertake longer term planning for the management of the building (Appendix III). The actual projects may vary depending on government funding levels and changes in district priorities.
- Should any of the schools listed in the 2003 MMP be approved for modernization funding by Alberta Infrastructure, the work scheduled for that school(s) will be removed from the Major Maintenance Plan and the work will be incorporated into the applicable modernization.

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APPENDIX I - 2003 Major Maintenance Plan

APPENDIX II - 2002 Major Maintenance Plan

APPENDIX III - Proposed Five-Year Life-Cycle Replacement Program

**2003 MAJOR MAINTENANCE PLAN**

Some projects have been deferred as a result of higher priority projects that have come to light or where deterioration of deficient conditions has accelerated.

**Life, Health and Safety**

Fire Code Upgrades

These are on-going projects to upgrade the district's fire alarm systems and other safety provisions in schools such as smoke and heat detectors. Belmead, Glendale, and Queen Alexandra have been deferred to the 2004 plan. Parkdale has been advanced from the 2006 plan.

Aldergrove	Fire code upgrading
Beacon Heights	Fire code upgrading
Delton	Fire code upgrading
Malcolm Tweddle	Fire code upgrading
Parkdale	Fire code upgrading
Various	Install lockboxes
Various	Remedial fire code upgrading

Security System Replacements

This is an on-going program to replace school security systems. Bellevue has been deferred to the 2004 plan. Centennial has been substituted within the current plan.

Centennial	Horse Hill
Ellerslie Campus	Mill Creek
Grace Martin	Parkdale

Intercom System Replacements

This is an on-going program to upgrade intercom systems.

Beacon Heights	Strathcona
Mill Creek	Tipaskan
Parkdale	Victoria
Pollard Meadows	Windsor Park

Asbestos Removals

These are on-going projects within the asbestos management program and are identified annually based on need. It is intended to continue the management program until all the asbestos in the district's buildings has been removed. Projects are based on the results of hazardous materials assessment of all district schools that commenced in 1999.

Afton	Replace ceiling tiles – Phase II
Glengarry	Mould remediation
Harry Ainlay	Asbestos abatement
Malmo	Replace ceiling tiles
McKee	Replace ceiling tiles – Phase II
Winterburn	Remove ceiling texture

### Washroom Upgrades

These are on-going projects based on need.

McKee	Replace sinks and vanities
Queen Alexandra	Replace sinks and vanities
Strathcona	Upgrade washrooms
Strathearn	Replace sinks and vanities
Winterburn	Upgrade washrooms

The estimated cost of life and health safety projects is \$983,630.

### Building Envelope

#### Re-Roofing

These are on-going projects based on life-cycle replacement and condition assessment. Lawton and Tipaskan schools were deferred from the 2002 plan. Stratford has been deferred to the 2004 plan. Hillcrest has been added to this year's plan.

Afton	Reroof entire building
Braemar	Reroof area 2
Evansdale	Reroof area 2
Harry Ainlay	Reroof areas 3 and 7
Hillcrest	Reroof mechanical penthouse
Jasper Place	Reroof areas 3, 5 and 6
Lawton	Reroof area 2
Newton	Reroof area 2
Parkallen	Reroof area 2
Parkview	Reroof area 1
Tipaskan	Repair building envelope

### Window Replacement

These are on-going projects based on need. Sherbrooke has been deferred to the 2004 plan.

Allendale Phase I  
Glenora Phase II  
Inglewood Phase II  
McArthur  
Mount Royal  
Wellington Phase I

### Door Replacement

These are on-going projects based on need.

Balwin	Replace exterior doors
Brightview	Replace exterior doors
Highlands	Replace interior doors
Inglewood	Replace exterior doors
Patricia Heights	Replace exterior doors
Prince Charles	Replace exterior doors
Rio Terrace	Replace exterior doors

### Weatherscreen Upgrades

Avonmore	Replace stucco
Newton	Replace stucco

The estimated cost of building envelope projects is \$2,733,100.

### **Building Systems and Components**

#### Mechanical Heating System Replacements

This is an on-going program to replace obsolete heating systems. This will reduce energy and maintenance costs and provide a better level of temperature control to classrooms.

Garneau	Replace boiler
Beacon Heights	Replace boiler

#### Mechanical System Upgrading

This is an on-going program to replace obsolete plumbing, drainage and ventilation systems and to reduce energy consumption. The replacement of the hot water storage tank at Riverbend has been deferred to 2008.

Academy at King Edward	Replace galvanized water piping
Clara Tyner	Replace energy management system
Clara Tyner	Install washroom heating
Dan Knott	Replace controls system
Delwood	Replace energy management
Garneau	Replace galvanized water piping
Greenfield	Replace controls system
Highlands	Replace galvanized water piping
Mount Royal	Replace sewer line sanitary
Various	Replace low water cut off devices
Various	Relocate boiler pop valves
Wellington	Replace energy management

#### Structural Repairs

This is an on-going program based on need. Wellington foundation repairs and Eastwood main entrance were deferred from the 2002 MMP.

Braemar	Mudjack floors
Eastwood	Repair coping stones
Eastwood	Replace main entrance stairs
J.A. Fife	Stabilize exterior brick cladding
Parkview	Main entrance structural repairs
Wellington	Foundation repairs

#### Electrical System Replacements

Main electrical service replacements for 2003 have been jointly identified by the district and EPCOR. The projects are completed utilizing a cost sharing arrangement with EPCOR. Holyrood was deferred from the 2002 MMP.

Avonmore
Holyrood

### Flooring

This is an on-going program to replace flooring that is no longer maintainable. Brookside has been advanced from the 2004 plan. McLeod was completed in the 2002 plan.

Bannerman	Replace carpet
Belvedere	Replace floor tile
Brookside	Replace carpet
Elmwood	Replace floor tile
Glengarry	Replace floor tile and carpet
Grace Martin	Replace carpet
Lansdowne	Replace carpet Phase II
Lawton	Replace carpet
Montrose	Replace floor tile
Princeton	Replace floor tile
Rutherford	Replace floor tile
W.P. Wagner	Replace rubber flooring

The estimated cost of building systems and components projects is \$1,537,000.

### **Delivery of Educational Programming**

Brookside	Upgrade interior classrooms
Eastglen	Gymnasium electrical upgrade
Eastglen	Install hardwood dance floor
Hardisty	Electrical upgrade
Kenilworth	Upgrade library
Mayfield	Install gymnasium acoustics
McKee	Upgrade gymnasium flooring
Vernon Barford	Replace gymnasium hardwood floor

The estimated cost of educational programming is \$287,500.

### Lighting Upgrades

This is the continuation of the program to improve the lighting in teaching spaces, corridors and administration areas. This program is implemented jointly with the district's Sustained Energy Management Program (S.E.M.P.) in partnership with EPCOR. Lighting upgrades have been completed in 29 schools to date. Lighting upgrades are planned for 18 sites this year.

Abbott	Evansdale	Northmount
Allendale	John Barnett	Overlanders
Balwin	Kenilworth	Queen Elizabeth
Belmead	Kensington	Rutherford
Bissett	Lymburn	Steinhauer
Dickinsfield	Malmo	Westbrook

Funding for the lighting upgrades is anticipated from other sources and this is provided as information only.



### Wheelchair Accessibility and Special Needs Upgrading

These projects typically include the provision of elevators, wheelchair ramps and other specific needs. It is intended to focus on the needs of specific district sites in future years until all district sites have been upgraded.

McArthur	Install wheelchair ramp
Princeton	Install wheelchair ramp
Scott Robertson	Install wheelchair ramp
Additional sites to be identified	

The estimated cost of special needs upgrading is \$83,880.

### Modernizations

These projects are used to complement the scope of work on approved major modernizations funded by Alberta Infrastructure through the district's capital plan.

Jasper Place	Lift to accommodate wheelchair access
John A. McDougall	Reroofing
John A. McDougall	Replace main sewer
Ottewell	Replace gymnasium hardwood floor
Ottewell	Install sports floor in small gymnasium
Ottewell	Replace main electrical service
Ottewell	Asbestos abatement Phase II

The estimated cost of the modernization supplementary projects is \$844,000.

### Site Improvements

These projects typically include the provision of, or the improvement to, site drainage, drop-off lanes, parking lots and paved play areas.

Hillcrest	Improve site drainage
Horse Hill	Install chain link fencing
Lawton	Improve site drainage
Northmount	Improve site drainage
Riverbend	Improve site drainage
Winterburn	Student drop off

It is anticipated that the district and the City of Edmonton will provide road access for the student drop-off at Winterburn School. The total estimated cost of the site improvements is \$217,500.

### Emergent Needs

In addition to the project categories listed above, emergent replacement of mechanical components such as furnace heat exchangers, hot water tanks and water lines are dealt with on an emergent basis.

The estimated cost for emergent projects is \$650,000.

### **Additional Projects**

If the projects noted above can be completed for less than the estimated costs, the remaining funds will be directed towards identified life, health and safety projects within the current five year plan.

### **Exterior Paint Program**

The allocation for the district's exterior paint program is \$420,000 and is retained centrally in the Facilities Services Maintenance budget. **These projects are not funded by the BQRP.**

The exteriors of the following facilities are scheduled to be painted in the 2003-2004 budget year.

Academy at King Edward	Harry Ainlay	Overlanders
Allendale	Kameyosek	Prince Charles
Argyll	King Edward	Richard Secord
Balwin	L'Academie Vimy	Rio Terrace
Bannerman	Ridge Academy	Sweet Grass
Beacon Heights	LaPerle	Virginia Park
Bennett Centre	Lawton	Wellington
Bisset	Lendrum	Windsor Park
Brander Gardens	M.E. LaZerte	Woodcroft
Eastwood	Mayfield	Youngstown
Greenview	McLeod	

The exterior of 10 freestanding portables will also be painted.

### **Air System Maintenance Program**

The allocation for the district's Air System Maintenance Program is \$250,000 and is administered centrally in the Facilities Services budget. **These projects are not funded by the BQRP.**

Balwin	Londonderry	Riverdale
Belvedere	McLeod	Sherbrooke
Delton	North Edmonton	Spruce Avenue
Delwood	Norwood	Steele Heights
Eastwood	Parkdale	Westglen
J.A. Fife	Prince Charles	Westmount
John Barnett	Prince Rupert	
Kildare	Princeton	
	Rio Terrace	

### **Life cycle Repair/Replacement of Heating Valves and Controls**

This is a continuing program based on a five to seven-year life cycle for the repair and/or replacement of heating valves and controls. **This program is not funded by the BQRP** but through maintenance allocations to the schools listed in each year of the program. The schools below are scheduled for the 2003/2004 school year.

#### **Control Valves**

Abbott	John D. Bracco	Rundle
Afton	Kate Chegwin	S. Bruce Smith
Athlone	Kensington	Sherbrooke
Belgravia	Lago Lindo	Tipaskan
Belmead	Malmo	Virginia Park
Brightview	Mary Butterworth	Westmount
Earl Buxton	Menisa	Youngstown
Eastwood	Meyonohk	
Hardisty	Newton	

#### **Thermostats**

Bellevue	Horse Hill	Richard Secord
Belmead	John Barnett	R.J. Scott
Belmont	King Edward	Richard Secord
Brookside	Kirkness	Rideau Park
Caernarvon	L.Y. Cairns	Steinhauer
Calder	L'Académie	Strathearn
Clara Tyner	Vimy Ridge	Tipaskan
Crestwood	Lansdowne	Virginia Park
Delton	McKernan	W.P. Wagner
Evansdale	McLeod	Waverley
Forest Heights	Montrose	Westmount
Greenview	Mount Royal	Woodcroft
Highlands	Norwood	Youngstown
Hillcrest	Oliver	

#### **Steam Traps**

Allendale	Eastwood	Strathcona
Eastglen	Ross Sheppard	

## Proposed 2003 Major Maintenance Plan

School	Project
Academy at King Edward	Replace galvanized water piping
Afton	Asbestos abatement Phase II
Afton	Reroof entire building
Aldergrove	Fire code upgrading
Allendale	Replace windows
Avonmore	Replace main electrical service
Avonmore	Replace stucco
Balwin	Replace exterior doors
Bannerman	Replace flooring
Beacon Heights	Fire code upgrading
Beacon Heights	Replace boiler
Beacon Heights	Replace intercom system
Belvedere	Replace flooring
Braemar	Mudjack office area
Braemar	Reroof area 2
Brightview	Replace exterior doors
Brookside	Modernize interior classroom spaces
Brookside	Replace flooring
Centennial	Replace intrusion alarm
Clara Tyner	Provide heating in washroom ceiling space
Clara Tyner	Replace energy management system
Dan Knott	Replace controls system
Delton	Fire code upgrading
Delwood	Replace energy management system
Eastglen	Gymnasium electrical upgrading
Eastglen	Install hardwood dance floor in Room 105
Eastwood	Repair coping stones
Eastwood	Replace main entrance stairs
Ellerslie Campus North	Replace security system
Elmwood	Mould abatement
Elmwood	Replace flooring
Evansdale	Reroof area 2
Facilities Services	Emergency Response Department lock boxes
Facilities Services	Relocate boiler pop valves
Facilities Services	Replace low water cut off devices
Facilities Services	Special needs upgrading

## Proposed 2003 Major Maintenance Plan

School	Project
Garneau	Replace water piping
Garneau	Replace mechanical heating system
Glengarry	Mould remediation
Glengarry	Replace flooring
Glenora	Window replacement Phase II
Grace Martin	Replace flooring
Grace Martin	Replace security system
Greenfield	Replace controls system
Hardisty	Electrical upgrade
Harry Ainlay	Asbestos abatement
Harry Ainlay	Reroof areas 3 and 7
Highlands	Replace galvanized water piping
Highlands	Replace interior corridor doors
Hillcrest	Improve site drainage
Hillcrest	Reroof mechanical penthouse
Holyrood	Replace main electrical service
Horse Hill	Install chain link fencing
Horse Hill	Replace security system
Inglewood	Replace exterior doors
Inglewood	Replace windows Phase II
J.A. Fife	Stabilize exterior brick cladding
Jasper Place	Reroof east 2/3 of area 12
Jasper Place	Install lift for the disabled
John A. McDougall	Replace main sewer line
John A. McDougall	Reroof entire building
Kenilworth	Library upgrade
Lansdowne	Replace flooring
Lawton	Reroof area 2
Lawton	Improve surface site drainage
Lawton	Replace carpet in the music room
Malcolm Tweddle	Fire code upgrading
Malmo	Asbestos abatement
Mayfield	Acoustics in small gymnasium
McArthur	Replace windows
McArthur	Wheelchair ramp to facilitate wheelchair access
McKee	Asbestos abatement Phase II
McKee	Replace original section of gymnasium flooring
McKee	Replace sinks and vanities
Mill Creek	Replace security system
Mill Creek	Replace intercom system

## Proposed 2003 Major Maintenance Plan

School	Project
Montrose	Replace flooring
Mount Royal	Replace failed sewer line
Mount Royal	Replace windows
Newton	Reroof area 2
Newton	Stucco repairs
Northmount	Improve site drainage
Ottewell	Asbestos abatement Phase II
Ottewell	Provide gymnasium hardwood flooring
Ottewell	Provide sports floor in small gymnasium
Ottewell	Replace main electrical service
Parkallen	Reroof area 2
Parkdale	Fire code upgrading
Parkdale	Replace intercom system
Parkdale	Replace security system
Parkview	Replace main entrance doors
Parkview	Reroof area 2
Patricia Heights	Replace door frames
Pollard Meadows	Replace intercom system
Prince Charles	Replace exterior doors
Princeton	Install concrete ramp to facilitate wheelchair access
Princeton	Replace flooring
Queen Alexandra	Replace sinks and vanities
Rio Terrace	Replace exterior doors
Riverbend	Improve site drainage
Rutherford	Replace flooring
Scott Robertson	Install concrete ramp to facilitate wheelchair access
Strathcona	Replace intercom system
Strathcona	Upgrade washrooms
Strathearn	Replace classroom sink millwork, sinks and faucets
Tipaskan	Replace intercom system
Tipaskan	Upgrade building envelope
Vernon Barford	Replace gymnasium hardwood floor
Victoria	Upgrade intercom system
W.P. Wagner	Replace flooring
Wellington	Foundation repairs
Wellington	Replace energy management system
Wellington	Replace windows phase I
Windsor Park	Replace intercom system
Winterburn	Asbestos abatement
Winterburn	Construct student drop off
Winterburn	Upgrade washrooms

## **2002 MAJOR MAINTENANCE PLAN**

Some projects have been deferred as a result of higher priority projects that have come to light or where deterioration of deficient conditions has accelerated. Bolded entries are new ones that have been added to the 2002 preliminary plan presented to board last year.

### **Life, Health and Safety**

#### Fire Code Upgrades

These are on-going projects to upgrade the district's fire alarm systems and other safety provisions in schools such as smoke and heat detectors.

Dickinsfield	Fire code upgrading
Evansdale	Fire code upgrading
John Barnett	Fire code upgrading
LaPerle	Fire code upgrading
Various	Emergency Response Department lock boxes

#### Security System Replacements

This is an on-going program to replace school security systems. The security system, in Lago Lindo School is obsolete, therefore it has been advanced from within the five year plan.

Avalon	Kirkness
Bannerman	Lago Lindo
Crawford Plains	LaPerle
Killarney	

#### Intercom System Replacements

This is an on-going program to upgrade intercom systems. The system cabling at Dan Knott School is deteriorated and has been advanced within the plan. Eastwood and Hillview school systems have incurred excessive maintenance costs and have also been advanced from within the five year plan.

Belmead	Glengarry	Woodcroft
Dan Knott	Grace Martin	
Eastwood	Hillview	
Elmwood	Queen Alexandra	

#### Asbestos Removals

These are on-going projects within the asbestos management program and are identified annually based on need. It is intended to continue the management program until all the asbestos in the district's buildings has been removed. Projects are based on the results of hazardous materials assessment of all district schools that commenced in the spring of 1999.

Abbott	Replace ceiling tiles
Afton	Replace ceiling tiles
Dan Knott	Replace ceiling tiles – Phase II
McKee	Replace ceiling tiles
North Edmonton	Asbestos abatement – Phase I
Various	Unidentified at this time
W.P. Wagner	Asbestos abatement in boiler room

### Washroom Upgrades

These are on-going projects based on need.

Brightview	Replace sinks
Dunluce	Replace sinks
Elmwood	Replace sinks
Lago Lindo	Replace sinks
Princeton	Replace sinks
Westmount	Replace sinks

The estimated cost of life and health safety projects is \$1,189,500.

### Building Envelope

#### Re-Roofing

These are on-going projects based on life-cycle replacement and condition assessment.

Aldergrove	Reroofing of pods
Capilano	Reroofing of area 1
Evansdale	Reroofing of area 1
Glengarry	Reroofing of gym
Harry Ainlay	Reroofing of areas 4 and 6
Lawton	Reroofing of area 2
Malcolm Tweddle	Reroofing
Rundle	Reroofing
Tipaskan	Upgrade building envelope
Waverley	Reroofing

#### Window Replacement

These are on-going projects based on need.

Capilano Phase I
Glenora Phase I
Sherbrooke Phase I

#### Exterior Door Replacement

These are on-going projects based on need. Forest Heights and Lawton were deferred from the 2001 MMP.

Eastwood
Elmwood
Forest Heights
High Park
<b>Lawton</b>

The estimated cost of building envelope projects is \$1,874,003.



## **Building Systems and Components**

### **Mechanical Heating System Replacements**

This is an on-going program to replace obsolete heating systems. This will reduce energy and maintenance costs and provide a better level of temperature control to classrooms.

J.A. Fife	Replace gas fired roof top units.
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### **Mechanical System Upgrading**

This is an on-going program to replace obsolete plumbing, drainage and ventilation systems and to reduce energy consumption. Virginia Park School was deferred from the 2001 MMP.

Abbott	Replace energy management system
Afton	Replace energy management system
Brightview	Replace energy management system
Harry Ainlay	Retube boiler
John Barnett	Install heating in music room
Mary Butterworth	Replace energy management system
McKee	Replace energy management system
McKernan	Install weeping tile
Old Scona	Upgrade building envelope
Riverbend	Replace hot water storage tank
Virginia Park	Install weeping tile
Westmount	Replace galvanized water piping

### **Structural Repairs**

This is an on-going program based on need.

Eastwood	Replace main entrance stairs
Glengarry	Exterior canopy structural repairs
Wellington	Foundation repairs

### **Electrical System Replacements**

Main electrical service replacements for 2002 have been jointly identified by the district and EPCOR. The projects are completed utilizing a cost sharing arrangement with EPCOR.

Holyrood	Meadowlark
Laurier Heights	Mount Pleasant

### **Flooring**

This is an on-going program to replace flooring that is no longer maintainable.

Avalon	Replace carpet Phase II
Baturyn	Replace pod flooring
Belmead	Replace carpet
Braemar	Replace flooring
Hillview	Replace carpet
Laurier Heights	Replace flooring
Lorelei	Replace carpet
Mee-Yah-Noh	Replace flooring
Rio Terrace	Replace carpet Phase II

The estimated cost of building systems and components projects is \$1,457,000.

## **Delivery of Educational Programming**

### **Acoustics**

Malmo	Replace gymnasium acoustics
McNally	Replace gymnasium acoustics

The estimated cost of educational programming is \$70,000.

### **Lighting Upgrades**

This is the continuation of the program to improve the lighting in teaching spaces, corridors and administration areas. This program is implemented jointly with the district's Sustained Energy Management Program (S.E.M.P.) in partnership with EPCOR. Gold Bar, Forest Heights and Minchau were completed in 2001. Lighting upgrades are planned for 22 sites this year.

Afton	Fulton Place	Patricia Heights
Brander Gardens	Glengarry	Princeton
Brightview	Glenora	Ross Sheppard
Caernarvon	Holyrood	Sherbrooke
Capilano	Lauderdale	Strathearn
D.S. Mackenzie	McKee	Waverley
Delwood	Mee-Yah-Noh	
Dunluce	Ormsby	

Funding for the lighting upgrades is anticipated from other sources and this is provided as information only.

### **Wheelchair Accessibility and Special Needs Upgrading**

These projects typically include the provision of elevators, wheelchair ramps and other specific needs. It is intended to focus on the needs of specific district sites in future years until all district sites have been upgraded.

Sites to be identified	Interactions site upgrading
L'Académie Vimy Ridge Academy	Install lift for special needs

The estimated cost of special needs upgrading is \$62,000.

### **Modernizations**

These projects are used to complement the scope of work on approved major modernizations funded by Alberta Infrastructure through the district's capital plan.

Grandview Heights	Replace main electrical service
Meyonohk	Replace flooring
Ottewell	Reroofing
Ottewell	Asbestos abatement
Westminster	Asphalt parking area

The estimated cost of the modernization supplementary projects is \$486,000.

### **Site Improvements**

These projects typically include the provision of, or the improvement to, site drainage, drop-off lanes, parking lots and paved play areas.

George H. Luck	Improve site drainage
John Barnett	Replace sidewalks
Malmo	Replace sidewalks
M.E. LaZerte	Asphalt driveway
Steele Heights	Replace sidewalks

It is anticipated that the district and the City of Edmonton will cost share the asphalt driveway construction at M.E. LaZerte School. The total estimated cost of the site improvements is \$90,500.

### **Emergent Needs**

In addition to the project categories listed above, emergent replacement of mechanical components such as furnace heat exchangers, hot water tanks and water lines are dealt with on an emergent basis.

The estimated cost for emergent projects is \$650,000.

### **Exterior Paint Program**

The allocation for the district's exterior paint program is \$420,000 and is retained centrally in the Facilities Services Maintenance budget. **These projects are not funded by the BQRP.**

The exteriors of the following facilities are scheduled to be painted in the 2002-2003 budget year.

Afton	Glendale	Steele Heights
Belgravia	Hardisty	Steinhauer
Capilano	John Barnett	Talmud Torah
Coronation	Kenilworth	Thorncliffe
D.S. MacKenzie	Malcolm Tweddle	Westlawn
Delton	Mount Royal	Westmount
Delwood	Parkdale	
Ellerslie Campus	Queen Alexandra	
Garneau	Queen Elizabeth	

The exterior of 10 freestanding portables will also be painted.

### **Air System Maintenance Program**

The allocation for the district's Air System Maintenance Program is \$250,000 and is administered centrally in the Facilities Services budget. **These projects are not funded by the BQRP.**

Abbott	Holyrood	Overlanders
Afton	Homesteader	Parkview
Aldergrove	Horse Hill	Pollard Meadows
Argyll Home Education Centre	J. Percy Page	R. J. Scott
Avonmore	James Gibbons	Rundle
Beacon Heights	Jasper Place	Rutherford
Bellevue	John D. Bracco	S. Bruce Smith
Belmont	Julia Kiniski	Sakaw
Bisset	Kameyosek	Satoo
Braemar	Kate Chegwin	Sherwood
Capilano	Kenilworth	Sifton
Centennial	Kirkness	Strathearn
Clara Tyner	L'Academie Vimy	T. D. Baker
Crawford Plains	Ridge Academy	Talmud Torah
Crestwood	Laurier Heights	Thorncliffe
Donnan	Lawton	Tipaskan
Eastglen	Lymburn	Velma E. Baker
Edith Rogers	Lynnwood	Virginia Park
Ekota	McNally	W. P. Wagner
Ellerslie Campus	Meadowlark	Waverley
Elmwood	Menisa	Weinlos
Fraser	Meyokumin	Wellington
Fulton Place	Meyonohk	Westlawn
Glendale	Michael A. Kostek	Winterburn
Gold Bar	Mill Creek	York
Greenview	Montrose	
Hardisty	Mount Royal	
Hazeldean	Newton	
Highlands	Ormsby	
Hillview	Ottewell	

## **Life cycle Repair/Replacement of Heating Valves and Controls**

This is a continuing program based on a five to seven-year life cycle for the repair and/or replacement of heating valves and controls. **This program is not funded by the BQRP** but through maintenance allocations to the schools listed in each year of the program. The schools below are scheduled for the 2002/2003 school year.

### **Control Valves**

Balwin	Ellerslie EJH	Richard Secord
Bannerman	Garneau	Riverbend
Brander Gardens	Hillcrest	Ross Sheppard
Brookside	Holyrood	Rosslyn
Capilano	Horse Hill	Sakaw
Clara Tyner	Keheewin	Satoo
D.S. MacKenzie	Kildare	Sherwood
Dickinsfield	Lee Ridge	Sweet Grass
Dunluce	McKee	T.D. Baker
Eastglen	Meyokumin	
Edith Rogers	Minchau	

### **Thermostats**

Abbott	Gold Bar	North Edmonton
Athlone	Grovenor	Northmount
Avonmore	Harry Ainlay	Old Scona
Balwin	High Park	Riverdale
Bannerman	Hillview	Rutherford
Baturyn	Homesteader	Satoo
Belvedere	Killarney	Scott Robertson
Bennett Centre	Londonderry	Sifton
Bisset	Lynnwood	Steele Heights
Capilano	Mayfield	Sweet Grass
D. S. MacKenzie	McKee	T. D. Baker
Delwood	Meadowlark	Velma E. Baker
Dickinsfield	Michael A. Kostek	Westbrook
Dovercourt	Newton	

### **Steam Traps**

Braemar	McKernan	Sherbrooke
Grovenor	Old Scona	Spruce Avenue
Harry Ainlay	Parkdale	W.P. Wagner
Hillcrest	Prince Rupert	Woodcroft
Killarney	Richard Secord	



## 2002 Major Maintenance Plan

School	Project
Abbott	Replace energy management system
Abbott	Asbestos abatement
Afton	Asbestos abatement – ceiling tiles Phase I
Afton	Replace energy management system
<b>Afton</b>	<b>Remedial fire code</b>
Aldergrove	Reroof pods
<b>Allendale</b>	<b>Remedial fire code</b>
<b>Allendale</b>	<b>Security modifications</b>
<b>Allendale</b>	<b>Interactions classroom</b>
<b>Athlone</b>	<b>Interactions site upgrading</b>
<b>Athlone</b>	<b>Rebalance air system</b>
Avalon	Replace carpet
Avalon	Replace security system
<b>Avonmore</b>	<b>Computer room modifications</b>
<b>Balwin</b>	<b>Refinish gymnasium floor</b>
<b>Balwin</b>	<b>Replace water main</b>
Bannerman	Replace security system
<b>Bannerman</b>	<b>Remedial fire code</b>
Baturyn	Replace flooring
Belmead	Replace flooring in open area and classrooms
Belmead	Replace intercom system
Braemar	Replace flooring – corridors and classrooms
Brightview	Replace sinks
Brightview	Replace energy management system
<b>Caernarvon</b>	<b>Replace pod classrooms landings and stairs</b>
Capilano	Reroof area 1
Capilano	Replace windows Phase I
Crawford Plains	Replace security system
Dan Knott	Asbestos abatement Phase II
Dan Knott	Replace intercom system
Dickinsfield	Fire code upgrading
<b>Dickinsfield</b>	<b>Replace locker doors</b>
Dunluce	Replace sinks
<b>Eastglen</b>	<b>Auditorium electrical upgrade</b>
Eastwood	Replace exterior doors
Eastwood	Replace intercom system
<b>Edith Rogers</b>	<b>Acoustics in industrial arts and gymnasium</b>
Elmwood	Replace exterior doors
Elmwood	Replace intercom system
Elmwood	Replace sinks and vanities
Evansdale	Reroofing area 1
Evansdale	Fire code upgrading

## 2002 Major Maintenance Plan (continued)

School	Project
Facilities Services	Hazardous materials management program
Facilities Services	Lockboxes
Facilities Services	Main electrical service replacements
Facilities Services	Structural engineer consultants' fees
Forest Heights	Replace exterior doors
George H. Luck	Improve site drainage
Glengarry	Reroof gymnasium
Glengarry	Exterior canopy structural repairs
Glengarry	Replace intercom system
Glenora	Replace windows Phase I
<b>Grace Martin</b>	<b>Improve site drainage</b>
Grace Martin	Replace intercom system
<b>Grandview Heights</b>	<b>Retube boiler</b>
<b>Greenview</b>	<b>Pod crawl space ventilation</b>
Harry Ainlay	Reroof areas 4 & 6
Harry Ainlay	Retube boiler 2
<b>Harry Ainlay</b>	<b>Exhaust air in foods studies areas 542 &amp; 544</b>
<b>Harry Ainlay</b>	<b>Barrier free renovation in washroom 425</b>
<b>Harry Ainlay</b>	<b>Acoustic panels in cafeteria</b>
High Park	Replace exterior doors
Hillview	Replace carpets throughout
Hillview	Replace intercom system
<b>Homesteader</b>	<b>Replace flooring in pods</b>
<b>Homesteader</b>	<b>Crawl space exhaust system</b>
<b>Inglewood</b>	<b>Replace windows Phase I</b>
J.A. Fife	Replace gas fired roof top units
<b>Jasper Place</b>	<b>Reroof areas 1 &amp; 2</b>
John Barnett	Replace sidewalks
John Barnett	Fire code upgrading
John Barnett	Install heating in music room
<b>Julia Kiniski</b>	<b>Replace sinks and vanities</b>
<b>Keheewin</b>	<b>Remedial fire code</b>
<b>Kenilworth</b>	<b>Modernize home economics area</b>
<b>Kenilworth</b>	<b>Replace water fountains</b>
<b>Kenilworth</b>	<b>Replace custodial sink</b>
<b>Kenilworth</b>	<b>Replace exterior gymnasium doors</b>
<b>Kensington</b>	<b>Replace millwork</b>
Killarney	Replace security system
<b>Killarney</b>	<b>Special needs upgrading</b>
Kirkness	Replace security system



## 2002 Major Maintenance Plan (continued)

School	Project
LaPerle	Fire code upgrading
LaPerle	Replace security system
L'Academie Vimy Ridge Academy	Install transfer lift for special needs student
Lago Lindo	Replace security system
Lago Lindo	Replace sinks and vanities
Laurier Heights	Replace flooring
Laurier Heights	Replace main electrical service
Lawton Campus	Replace exterior doors
Lorelei	Replace carpet in eleven classrooms
<b>Lorelei</b>	<b>Remedial fire code</b>
M.E. LaZerte	Replace asphalt driveway
<b>M.E. LaZerte</b>	<b>Fire code upgrading</b>
<b>M.E. LaZerte</b>	<b>Electrical upgrade</b>
Malcolm Tweddle	Reroof entire building
Malmo	Replace main entrance sidewalk
Malmo	Replace gymnasium acoustics
Mary Butterworth	Replace energy management system
<b>Mary Butterworth</b>	<b>Lunchroom electrical upgrade</b>
McKee	Asbestos abatement – ceiling tiles Phase I
McKee	Replace energy management system
<b>McKernan</b>	<b>Install boiler room weeping tile</b>
<b>McLeod</b>	<b>Flooring replacement</b>
<b>McNally</b>	<b>Structural repairs</b>
McNally	Replace gymnasium acoustics
Meadowlark	Replace main electrical service
<b>Meadowlark</b>	<b>Asphalt play area</b>
<b>Meadowlark</b>	<b>Landscaping</b>
Mee-Yah-Noh	Replace flooring in corridors and classrooms
Mount Pleasant	Replace main electrical service
North Edmonton	Asbestos abatement in stairwells
Old Scona	Reroof dome
Old Scona	Upgrade building envelope
<b>Oliver</b>	<b>Courtyard drainage</b>
Queen Alexandra	Replace intercom system
Princeton	Replace sinks and vanities
<b>Rideau park</b>	<b>Replace flooring in computer lab</b>
Rio Terrace	Replace flooring in fourteen classrooms
Ross Sheppard	Parking lot repairs
Rundle	Reroof entire building
<b>Scott Robertson</b>	<b>Improve site drainage</b>
Steele Heights	Replace main entrance sidewalks
<b>Strathcona</b>	<b>Electrical upgrade second floor</b>

**2002 Major Maintenance Plan (continued)**

<b>School</b>	<b>Project</b>
<b>Vernon Barford</b>	<b>Caulk and repair floor along baseboards</b>
<b>Victoria</b>	<b>Lift for wheelchair accessibility</b>
<b>Victoria</b>	<b>Replace auditorium stage rigging</b>
Virginia Park	Install weeping tile
W.P. Wagner	Asbestos abatement – boiler room
Waverley	Reroof entire building
<b>Westbrook</b>	<b>Mudjacking the general office area</b>
Westmount	Replace galvanized water piping
Westmount	Replace sinks and vanities
Winterburn	Temporary student drop off area
Winterburn	Replace exterior flashing
Woodcroft	Replace intercom system

## 2002 Major Maintenance Plan Emergent Projects

School	Project
Academy at King Edward	Replace exterior doors
Afton	Replace expansion tanks
Aldergrove	Install heat pump filters
Allendale	Replace water piping
Athlone	Security lighting
Avalon	Replace hot water boiler
Balwin	Replace fire doors and hardware
Balwin	Replace standpipe valve in south boiler room
Balwin	Replace outer skin on boiler 2
Balwin	Replace water piping
Bannerman	Replace hot water tank
Baturyn	Replace relief air dampers motors
Beacon Heights	Remove space heaters and provide ducting from existing furnaces
Beacon Heights	Remove space heaters and install furnace
Belgravia	Water main replacement
Bellevue	Replace boiler tubes
Belmead	Replace damper controls and thermostats in pod classrooms 13 & 15
Belmont	Replace hot water tanks
Bisset	Replace fan bearings
Bisset	Replace supply fan bearings
Braemar	Replace hot water tank
Brander Gardens	Mudjack classroom 16
Brander Gardens	Replace music room carpet
Brander Gardens	Install sidewalks to facilitate barrier free access
Brightview	Replace sidewalks
Caernarvon	Replace pod classroom damper controls
Callingwood	Exterior modifications to facilitate positive drainage
Capilano	Barrier free sidewalk and ramp
Capilano	Replace boiler flame guard relay
Clara Tyner	Install bollards and chain gates
Coronation	Replace gas valve, regulator and gate valve
D.S. Mackenzie	Replace compressor
Dan Knott	Replace furnaces and controls in pod classrooms 102 & 103
Delton	Replace water piping
Delwood	Replace leaking boiler sections
Donnan	Water piping replacement
Duggan	Replace sidewalk to facilitate special needs access
Dunluce	Replace two furnaces in music room

**2002 Major Maintenance Plan Emergent Projects (continued)**

<b>School</b>	<b>Projects</b>
Eastglen	Stage rigging modifications
Eastglen	Replace shower cartridges
Eastglen	Asbestos abatement
Eastwood	Replace boiler relay
Eastwood	Replace steam piping
Edith Rogers	Replace boiler flame relay
Edith Rogers	Replace furnaces in portable classrooms 42 & 43
Ekota	Replace furnaces & controls in pod classrooms 7, 14, 17
Elmwood	Mudjack main entrance sidewalk
Evansdale	Lift to accommodate wheelchair access
Evansdale	Modifications to stair to accommodate stair lift
Evansdale	Water main replacement
Fulton Place	Replace failed domestic hot water heater
George H. Luck	Replace failed gymnasium curtain suspension system
Glengarry	Replace sidewalk to accommodate wheelchair access
Glengarry	Replace boiler control relay
Glenora	Gymnasium modifications
Grace Martin	Replace failed gas valve
Grandview Heights	Replace unit ventilator diaphragms and controls
Greenview	Replace furnaces in pod classrooms 13 & 15
Greenview	Replace furnaces in pod classrooms 8, 9, 10, and 11
Greenview	Replace gas line
Grovenor	Security modifications
Hardisty	Replace time clock
Harry Ainlay	Replace car receptacle main electrical feed
Hazeldean	Replace hot water tank burners
Highlands	Replace heating coils
Hillcrest	Replace basins and traps in boys' change room
Homesteader	Install smoke alarm in infirmary
Horse Hill	Replace furnace in gymnasium storage room
Jasper Place/ Stratford	Install sump alarm in weight room
Jasper Place	Replace compressor
Jasper Place	Replace boiler control relay, gas and pilot valves
Jasper Place	Structural repairs to concrete spandrel beams
Jasper Place	Replace boiler control relays, gas valve and pilot valve
Jasper Place	Asbestos abatement
John D. Bracco	Replace supply air fan breaker and starter
John D. Bracco	Replace emergency lighting

**2002 Major Maintenance Plan Emergent Projects (continued)**

<b>School</b>	<b>Projects</b>
Julia Kiniski	Replace furnaces and controls in pod classrooms 14 & 17
Kate Chegwin	Replace main supply fan motor
Kate Chegwin	Replace return air fan rotating union and piston housing
Kildare	Replace boiler controls, - pilot and low water cutoff
Killarney	Fire code upgrading
Killarney	Replace boiler
King Edward	Provide roof access hatch and ladder
Kirkness	Security lighting
Kirkness	Replace motor disconnect
Kirkness	Replace millwork
L'academie Vimy Ridge Academy	Stage rigging modifications
L'academie Vimy Ridge Academy	Replace windings in 75 HP supply air fan motor
Lauderdale	Water piping replacement
Lauderdale	Upgrade main entrance sidewalk
Lauderdale	Replace boiler relay
Lauderdale	Replace boiler valves
Lawton	Replace two hot water tanks
Lawton	Replace circulating heating pump
Lee Ridge	Replace furnace and controls in pod classroom 22
Lorelei	Replace dampers in pods 5 – 8 and 19 – 22
Lorelei	Replace fan control system in northwest pods
Lynnwood	Water main replacement
Lynnwood	Replace boiler control relay
M.E. Lazerte	Replace water main
Major General Griesbach	Staffroom relocation
Major General Griesbach	Replace condensate return piping in boiler room
Malcolm Tweddle	Replace heat exchangers in - pod classrooms 13 & 14
Malmo	Mudjacking
Malmo	Replace time clock
Mayfield	Replace boiler gas valve
Mayfield	Replace gas valve actuator
Mayfield	Replace expansion tank
McKee	Replace hot water tank
McNally	Replace hot water tank
McNally	Secure luminaires
McNally	Replace control valves
Mee-Yah-Noh	Replace boiler control relay
Mee-Yah-Noh	Replace compressor and air dryer

## 2002 Major Maintenance Plan Emergent Projects (continued)

School	Projects
Meyokumin	Mould abatement
Meyonohk	Mould abatement
Mill Creek	Replace boiler flame guard relay
Montrose	Replace water piping
Montrose	Replace condensate return tank
Montrose	Replace gas valves on boilers 1 & 2
Mount Royal	Replace steam valves on boilers
Mount Royal	Replace main sewer line
Mount Royal	Replace water piping
Mount Royal	Repair asbestos containing acoustic ceiling texture
Mount Royal	Replace water main
Newton	Concrete sidewalk and ramp for wheelchair accessibility
North Edmonton	Replace compressor
North Mount	Replace water main
Old Scona	Replace drain lines
Ormsby	Replace furnaces in pod classrooms 10, 15 & 16
Overlanders	Replace hot water tanks
Parkallen	Replace sidewalks
Parkallen	Asbestos abatement
Parkallen	Fire code upgrading
Parkallen	Asbestos abatement
Parkview	Fire code upgrading
Patricia Heights	Replace heating system control valve
Pollard Meadows	Replace furnaces in pod classrooms 13 & 14
Queen Elizabeth	Replace compressor pump
Richard Secord	Replace sidewalk to facilitate barrier free access
Richard Secord	Replace conduit and feeders to car plugs
Richard Secord	Replace boiler flame guard and common control relays
Rideau Park	Replace two hot water tanks
Rio Terrace	Replace stairwell handrails
Rio Terrace	Supply and install insect traps
Riverbend	Mudjack corridors
Riverdale	Replace return air fan bearings
Ross Sheppard	Boiler backdrafting north boiler room
Ross Sheppard	Stage rigging modifications
Ross Sheppard	Replace two fan speed control inverters
Ross Sheppard	Modifications to accommodate wheelchair access
Rosslyn	Replace hot water tank
Rutherford	Replace intercom control modules

**2002 Major Maintenance Plan Emergent Projects (continued)**

<b>School</b>	<b>Projects</b>
Sakaw	Security modifications
Satoo	Replace furnaces and controls in pod - classrooms 7, 8, 9, & 13
Satoo	Replace fire alarm system main control and signal - modules
Scott Robertson	Replace boiler control relay
Sherbrooke	Structural review
Sherwood	Replace hot water heater
Sifton	Remedial fire code
Sifton	Replace furnace in room 14
Sifton	Replace furnace in room 15
Spruce Avenue	Replace water piping
Steele Heights	Replace gas valve on boiler 1
Steinhauer	Replace furnace controls and thermostats in - pod classrooms 5, 8 & 10
Steinhauer	Replace furnaces and controls in pod - classrooms 6, 7, & 9
Steinhauer	Replace furnace in pod classroom 10
Steinhauer	Replace furnaces in pod classrooms 5 & 8
Strathearn	Replace boiler flame guard relay
T.D. Baker	Replace furnace in portable 230
T.D. Baker	Replace furnace in portable classroom 237
Tipaskan	Replace controls system
Velma E. Baker	Replace furnace and controls in pod classroom 21
Vernon Barford	Replace compressor
Victoria	Replace furnace in annex room 6
Victoria	Structural investigation
Virginia Park	Replace boiler control relay
Weinlos	Replace furnaces and controls in pod classrooms 14 & 15
Wellington	Replace sewer line
Westglen	Replace fire escape
Westglen	Repair gas line
Westglen	Replace boiler push nipples on boiler 2
Westlawn	Replace two hot water tanks
Westminster	Replace main electrical service
Winterburn	Replace furnace
York	Install security keypad

## APPENDIX III

### **PROPOSED FIVE-YEAR LIFE-CYCLE REPLACEMENT PROGRAM**

The ability to undertake the projects listed is dependent on government funding and emergent issues. The five-year plan has been revised to reflect district needs identified by Facilities Services inspections and Alberta Infrastructure facility audits.

#### **Life, Health and Safety**

##### Fire Code Upgrades

This is an on-going program to upgrade the district's fire alarm systems and other safety provisions in schools such as smoke and heat detectors. Belmead and Glendale have been deferred from the 2003 MMP.

2004	2005	2006	2007	2008
Belmead Glendale North Edmonton Queen Alexandra Riverdale Westglen Westmount	Academy at King Edward Eastwood Garneau Rutherford	Highlands Ritchie Spruce Avenue	Glenora High Park McCauley Mill Creek	Allendale Athlone Avonmore Virginia Park

##### Security System Replacements

This is an on-going program to replace school security systems. With the completion of the 2006 Major Maintenance Plan, all security systems will be updated.

2004	2005	2006	2007	2008
Evansdale Lymburn Tipaskan Winterburn	Abbott Daly Grove Dan Knott Fraser Highlands Julia Kiniski Kate Chegwin	Eastglen Ellerslie Primary J. Percy Page John D. Bracco Overlanders Rosslyn	None identified at this time	None identified at this time



#### Intercom System Replacements

This is an on-going program to upgrade school intercom systems and provide systems in schools that do not currently have one. With the completion of the 2005 Major Maintenance Plan, all intercom systems will be updated. The 2006 Major Maintenance Plan will be the first year of a three-year program to complete the installation of handsets in all district classrooms.

2004	2005	2006	2007	2008
Bannerman Callingwood Coronation Keheewin Queen Elizabeth Stratford	John Barnett Kirkness LaPerle Ormsby Rosslyn	Bennett Fraser Mee-Yah-Noh Meyonohk Montrose Sweet Grass Weinlos	Bisset Brightview D.S. MacKenzie Hazeldean Julia Kiniski Westmount	Avonmore Major General Griesbach J.A.Fife Lago Lindo Ross Sheppard

#### Asbestos Removal

These are on going projects within the asbestos management program and are identified annually based on the district's Hazardous Materials Management Program. It is intended to continue this program until all the asbestos in the district's buildings has been removed. Sweet Grass has been deferred from the 2003 plan.

2004	2005	2006	2007	2008
Dunluce Ritchie Sweet Grass	Horse Hill McLeod	Greenfield	None identified at this time	None identified at this time

#### Washroom Upgrades

This is an on-going program based on need and includes replacement of sinks and faucets or complete washroom upgrades.

2004	2005	2006	2007	2008
Highlands Mount Royal	Argyll Satoo	Rosslyn	Athlone Grovenor	Ross Sheppard

## **Building Envelope**

### **Re-Roofing**

This is an on-going program based on life-cycle replacement and condition assessment.

<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
Bannerman	Calder	Belgravia	Belmead	Britannia
Garneau	Greenfield	Caernarvon	Brander Gardens	Greenview
Greenfield	Homesteader	Capilano	Major General	LaPerle
High Park	Jasper Place	L.Y.Cairns II	Griesbach	Londonderry
Horse Hill	L.Y. Cairns I	M.E. LaZerte	Londonderry	McKee
Jasper Place	Mee-Yah-Noh	McArthur	J.A. Fife	Lawton
Newton	Montrose	Mount Royal	Kameyosek	
Richard Secord	Ross Sheppard	Scott Robertson	Kensington	
Westbrook I	Vernon Barford	Strathcona	McKernan	
W. P. Wagner	Westbrook II	Vernon Barford	Westglen Annex	

### **Window Replacement**

This is an on-going program based on need.

<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
Athlone	Argyll	Avonmore Ph II	Queen Elizabeth	Ross Sheppard
Bellevue	Avonmore Ph I	Queen Elizabeth	Ph III	Ph II
	Queen Elizabeth	Ph II	Ross Sheppard	
	Ph I		Ph I	

### **Exterior Door Replacement**

This is an on-going program based on need.

<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
Balwin Phase II	McNally	Killarney	Dunluce	Kenilworth
Delton		Lynnwood	Holyrood	Lauderdale

### **Building Systems and Components**

#### **Mechanical Heating System Replacements**

This is an on-going program to replace or upgrade heating and ventilation systems that cannot sustain comfort levels in the classroom.

<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
Harry Ainlay	Edith Rogers Westglen	Abbott Ellerslie Campus N Mill Creek	Garneau roof top Westmount	Parkdale Rosslyn

#### **Replacement of Mechanical Systems Controls**

This is an on-going program to replace failed or obsolete energy management systems.

<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
Brookside Daly Grove Earl Buxton	Julia Kiniski Kate Chegwin Kirkness	John D. Bracco Lago Lindo LaPerle	Old Scona Parkview T.D. Baker	Elmwood Lee Ridge Riverbend

#### **Replacement of Water Piping**

<b>2004</b>	<b>2005</b>	<b>2006</b>
Glenora Westglen	Delton Major General Griesbach Spruce Avenue	All should be finished by 2005

#### **Structural Repairs**

This is an on-going program based on need. The projects listed will re-secure the parapet walls.

<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
Eastwood	McNally	None	None	None

#### **Flooring**

This is an on-going program to replace flooring that is no longer maintainable.

<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
Callingwood Eastwood Major General Griesbach LaPerle Sakaw Sherbrooke	Avonmore Holyrood McArthur McKee Parkallen Spruce Avenue	Dunluce Hillcrest McKee McNally Patricia Heights Ritchie	Balwin Bellevue Hazeldean Lauderdale Rosslyn Ross Sheppard	Hardisty Lee Ridge Malcolm Tweddle Stratford Windsor Park Woodcroft

Westmount

### **Wheelchair Accessibility and Special Needs Upgrading**

These projects typically include the provision of elevators, wheelchair ramps and other specific needs. It is intended to focus on the needs of specific district sites in this and future years until all district sites have been upgraded.

### **Special Needs Upgrading**

This is an on-going program to provide facility upgrades for special needs.

### **Modernizations**

These projects are used to complement the scope of work on approved major modernizations funded by Alberta Infrastructure through the district's capital plan.

### **Site Improvements**

These projects typically include the provision of, or the improvement to, site drainage, drop-off lanes, parking lots and paved play areas. The City of Edmonton cost shares the provision of student drop-off lanes with Edmonton Public Schools and Edmonton Catholic Schools on an alternate year format.

<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
Unidentified cost shared drop-off lane with the City of Edmonton	Unidentified cost shared drop-off lane with the City of Edmonton	Unidentified cost shared drop-off lane with the City of Edmonton	Unidentified cost shared drop-off lane with the City of Edmonton	Unidentified cost shared drop-off lane with the City of Edmonton

### **Emergent Needs**

In addition to the project categories listed above, emergent replacement of mechanical components such as furnace heat exchangers, hot water tanks and water lines are dealt with on an emergent basis.

The annual budgeted cost for emergent projects is \$650,000.

### **Additional Projects**

If the projects noted above can be completed for less than the estimated costs, the remaining funds will be directed to the replacement of floor coverings.

## **EXTERIOR PAINT PROGRAM**

The allocation for the district's exterior paint program is \$420,000 and is managed centrally in the Facilities Services Maintenance budget.

The exteriors of the following facilities are scheduled to be painted in the following budget years.

<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Belmont	Abbott	Athlone	Aldergrove	Afton	Academy at King
Brookside	Avalon	Avonmore	Bellevue	Belgravia	Edward
Calder	Baturyn	Clara Tyner	Belmead	Capilano	Allendale
Daly Grove	Brightview	Donnan	Belvedere	Coronation	Argyll
Dan Knott	Britannia	Duggan	Braemar	D.S. MacKenzie	Balwin
Dickinsfield	Callingwood	Edith Rogers	Caernarvon	Delton	Bannerman
Ekota	Centennial	Evansdale	Crestwood	Delwood	Beacon Heights
Holyrood	Crawford Plains	Glengarry	Dovercourt	Ellerslie Elem.	Bennett Centre
J.Percy Page	Dunluce	Greenfield	Eastglen	Campus South	Bisset
Julia Kiniski	Earl Buxton	Grovenor	Forest Heights	Ellerslie	Brander Gardens
Laurier Heights	Elmwood	Hazeldean	Fulton Place	Campus North	Eastwood
Lymburn	Fraser	High Park	Gold Bar	Garneau	Greenview
Meadowlark	George H. Luck	Highlands	Grace Martin	Glendale	Harry Ainlay
Menisa	Glenora	Hillview	Idylwyld	Grandview Heights	Kameyosek
Meyonohk	Griesbach	Homesteader	J.A. Fife	Hardisty	King Edward
Mount Pleasant	Hillcrest	Kildare	Lauderdale	Inglewood	L'Académie Vimy
Newton	Horse Hill	Killarney	McCauley	Jasper Place	Ridge Academy
Norwood	James Gibbons	Lorelei	McKee	John A. McDougall	LaPerle
Old Scona	John D. Bracco	Lynnwood	McNally	John Barnett	Lawton
Oliver	Kate Chegwin	McArthur	Mee-Yah-Noh	Kenilworth	Lendrum
Parkview	Keheewin	McKernan	Mill Creek	Malcolm Tweddle	M.E.LaZerte
Patricia Heights	Kensington	Ormsby	Montrose	Mount Royal	Mayfield
Princeton	Kirkness	Pollard Meadows	North Edmonton	Ottewell	McLeod
Queen Mary Park	L.Y. Cairns	Rosslyn	Northmount	Parkdale	Overlanders
Rideau Park	Lago Lindo	Rundle	Parkallen	Queen Alexandra	Prince Charles
Ritchie	Lansdowne	S. Bruce Smith	Sakaw	Queen Elizabeth	Richard Secord
Riverbend	Lee Ridge	Vernon Barford	Scott Robertson	Steele Heights	Rio Terrace
Riverdale	Londonderry	Weinlos	Sherwood	Steinhauer	Sweet Grass
Ross Sheppard	Malmö		Strathcona	Talmud Torah	Virginia Park
Rutherford	Mary Butterworth			Thorncliffe	Wellington
Strathearn	Meyokumin			Westlawn	Windsor Park
T.D. Baker	Michael A. Kostek			Westmount	Woodcroft
Terrace Heights	Minchau				Youngstown
Westminster	R.J. Scott				
Westglen	Satoo				
York	Sifton				
	Spruce Avenue				
	Stratford				
	Tipaskan				
	Velma E. Baker				
	W.P. Wagner				
	Waverley				
	Westbrook				
	Winterburn				

In addition, the exteriors of ten portables are scheduled to be painted in each of the budget years.

## **AIR SYSTEM MAINTENANCE PROGRAM**

Upon completion of the air system maintenance program, Facilities Services anticipates initiating air duct cleaning in 2004 – 2005.

<b>2003 – 2004</b>
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Balwin  
Belvedere  
Delton  
Delwood  
Eastwood  
J.A. Fife  
John Barnett  
Kildare  
Londonderry  
McLeod  
North Edmonton  
Norwood  
Parkdale  
Prince Charles  
Prince Rupert  
Princeton  
Rio Terrace  
Riverdale  
Sherbrooke  
Spruce Avenue  
Steele Heights  
Westglen  
Westmount

## **LIFE CYCLE REPAIR/REPLACEMENT OF HEATING VALVES AND CONTROLS**

This is a continuing program based on a five to eight-year life cycle for the repair and/or replacement of heating valves and controls. This program is not funded by the BQRP but through special annual maintenance allocations of \$400,000 to the schools listed below.

### **Control Valves**

<b>2004 - 2005</b>	<b>2005 – 2006</b>	<b>2006 – 2007</b>	<b>2007 – 2008</b>	<b>2008 - 2009</b>	<b>2009 - 2010</b>
Allendale	Belvedere	Argyll	Academy at King	Balwin	Abbott
Balwin	Delton	Avonmore	Edward	Bannerman	Afton
Bellevue	Ekota	Beacon Heights	Crestwood	Brander Gardens	Athlone
Belmont	Glendale	Braemar	Evansdale	Brookside	Belgravia
Britannia	Hazeldean	Caernarvon	Forest Heights	Capilano	Belmead
Calder	Highlands	Coronation	Glengarry	Clara Tyner	Brightview
Delwood	Idylwyld	Fulton Place	Grandview Heights	D.S. MacKenzie	Earl Buxton
Donnan	Lawton	Gold Bar	Grovenor	Dickinsfield	Eastwood
George H. Luck	M.E. LaZerte	Kensington	Kameyosek	Dunluce	Hardisty
Killarney	McLeod	L'Académie Vimy	King Edward	Eastglen	John D. Bracco
LaPerle	Mount Pleasant	Ridge Academy	Lendrum	Edith Rogers	Kate Chegwin
Michael A. Kostek	Mount Royal	Lauderdale	Londonderry	Ellerslie EJH	Kensington
Mill Creek	North Edmonton	Laurier Heights	Mayfield	Garneau	Lago Lindo
Montrose	Parkallen	McArthur	McKernan	Hillcrest	Malmo
Old Scona	Parkdale	Mee-Yah-Noh	McNally	Holyrood	Mary Butterworth
Steele Heights	Prince Charles	Ottewell	Northmount	Horse Hill	Menisa
Wellington	Queen Elizabeth	Queen Alexandra	Patricia Heights	Keheewin	Meyonohk
	Scott Robertson	Strathcona	Pollard Meadows	Kildare	Newton
	Spruce Avenue	Westglen	Prince Rupert	Lee Ridge	Rundle
		Windsor Park	Princeton	McKee	S. Bruce Smith
			R.J. Scott	Meyokumin	Sherbrooke
			Ritchie	Minchau	Tipaskan
			Rutherford	Richard Secord	Virginia Park
			Sherbrooke	Riverbend	Westmount
			Sifton	Ross Sheppard	Youngstown
			Stratford	Rosslyn	
			Strathearn	Sakaw	
			Vernon Barford	Satoo	
			Waverley	Sherwood	
			Westlawn	Sweet Grass	
			Woodcroft	T.D. Baker	
			York		



## Thermostats

2004-2005	2005-2006	2006-2007	2007-2008	2008 - 2009	2009 - 2010
Academy at King Edward Afton Beacon Heights Brander Gardens Centennial Coronation Dan Knott Donnan Earl Buxton Edith Rogers Ellerslie EJJ Fraser Fulton Place Greenfield Hardisty Hazeldean Holyrood Keheewin Laurier Heights M.E. LaZerte Malcolm Tweddle Menisa Mill Creek Overlanders Parkdale Princeton Rio Terrace Riverbend S.Bruce Smith Spruce Avenue Strathcona Vernon Barford Wellington Windsor Park	Britannia Dunluce Eastglen Eastwood Glendale Glengarry Grace Martin Major General Griesbach Inglewood J.Percy Page John D. Bracco Julia Kiniski Kameyosek Kenilworth Kensington Kildare Lago Lindo Lawton Lorelei Lymburn Mee-Yah-Noh Minchau Parkallen Prince Charles Prince Rupert Ross Sheppard Rosslyn Rundle Westlawn Winterburn York	Abbott Athlone Avonmore Balwin Bannerman Baturyn Belvedere Bennett Centre Bisset Capilano D.S.MacKenzie Delwood Dickinsfield Dovercourt Gold Bar Grovenor Harry Ainlay High Park Hillview Homesteader Killarney Londonderry Lynnwood Mayfield McKee Meadowlark Michael A. Kostek Newton North Edmonton Northmount Old Scona Riverdale Rutherford Satoo Scott Robertson Sifton Steele Heights Sweet Grass T.D. Baker Velma E. Baker Westbrook	Belmead Belmont Brookside Caernarvon Calder Clara Tyner Crestwood Delton Evansdale Forest Heights Greenview Highlands Hillcrest Horse Hill John Barnett King Edward Kirkness L.Y. Cairns L'Académie Vimy Ridge Lansdowne McKernan McLeod Montrose Mount Royal Norwood Oliver Pollard Meadows R.J. Scott Richard Secord Rideau Park Steinhauer Strathearn Terrace Heights Tipaskan Virginia Park W.P. Wagner Waverley Westmount Woodcroft Youngstown	Academy at King Edward Afton Beacon Heights Brander Gardens Centennial Coronation Dan Knott Donnan Earl Buxton Edith Rogers Ellerslie EJJ Fraser Fulton Place Greenfield Hardisty Hazeldean Holyrood Keheewin Laurier Heights M.E. LaZerte Malcolm Tweddle Menisa Mill Creek Overlanders Parkdale Princeton Rio Terrace Riverbend S.Bruce Smith Spruce Avenue Strathcona Vernon Barford Wellington Windsor Park	Britannia Dunluce Eastglen Eastwood Glendale Glengarry Grace Martin Major General Griesbach Inglewood J.Percy Page John D. Bracco Julia Kiniski Kameyosek Kenilworth Kensington Kildare Lago Lindo Lawton Lorelei Lymburn Mee-Yah-Noh Minchau Parkallen Prince Charles Prince Rupert Ross Sheppard Rosslyn Rundle Westlawn Winterburn York

## Steam Traps

2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
Donnan	Forest	Academy at	Athlone	Balwin	Braemar	Allendale	Donnan
Fulton Place	Heights	King Edward	Bellevue	Belgravia	Grovenor	Eastglen	Fulton Place
Major General	Lendrum	Argyll	Highlands	Capilano	Harry Ainlay	Eastwood	Major General
Griesbach	Mill Creek	Avonmore	Queen	Coronation	Hillcrest	Ross	Griesbach
Hazeldean	Montrose	Belvedere	Elizabeth	Delwood	McKernan	Sheppard	Hazeldean
Laurier	Mount	Crestwood	Scott	Garneau	Old Scona	Strathcona	Laurier
Heights	Pleasant	Delton	Robertson	Glendale	Parkdale		Heights
Mee-Yah-	Mount	Idylwylde	Virginia Park	Gold Bar	Prince		Mee-Yah-
Noh	Royal	King Edward	Windsor Park	Hardisty	Rupert		Noh
North	Newton	Lauderdale		Holyrood	Richard		North
Edmonton	Strathearn	McArthur		Jasper Place	Secord		Edmonton
Parkallen		Prince		Kensington	Sherbrooke		Parkallen
Westglen		Charles		Killarney	Spruce		Westglen
Westmount		Queen		Woodcroft	Avenue		Westmount
		Alexandra			W.P.Wagner		
		Ritchie					
		Rutherford					
		Wellington					