RECAPP Facility Evaluation Report

Lethbridge School Dist #51

Allan Watson School

B3680A

Lethbridge

Report run on: December 14, 2006 9:59 AM

Facility Details

Building Name: Allan Watson School
Address: 429 - 15 Street S.
Location: Lethbridge

Building Id: B3680A
Gross Area (sq. m): 0.00
Replacement Cost: $13,618,210
Construction Year: 0

Evaluation Details

Evaluation Company: J. A. Matthew Architect
Evaluation Date: December 1 2004
Evaluator Name: Mr. John Matthew

Total Maintenance Events Next 5 years: **$830,501**
5 year Facility Condition Index (FCI): **6.10%**

General Summary:

The original building was constructed in 1928 with an addition later going on in 1958, in which the later was taken over by Allen Watson School. No major modernizations have taken place in this building.

The current school consists of three areas that include the 1958 (3488 sq. m.), 1972 (80.26 sq. m.) and 1985 modernization (315.28 sq. m.). Currently the school is made up of three floors of classrooms, wood shop, and an administration office. The student capacity of the school is approximately 110 from various grade levels of 8-12.

Structural Summary:

1928 - The structural condition of the school is good. No serious cracks were detected.

The original school 1928 structure is structural masonry with wood joist floors and roof framing. The 1958 addition is also masonry with a cast in place foundation system. The structural integrity of the school appears to be in good condition as determined by visual inspection. There are some signs of cracks along the foundation walls on the east side of the school along the administration area as indicated by the damage of the exterior parging. A canopy could be installed at the rear of the school where parking is generally accessed. In general the school is in adequate condition and is well maintained given the age of the school structure. The current rating of the school is acceptable.

Envelope Summary:

1928 - Pre-cast concrete wall details are in need of paint and the brick face requires cleaning. The aluminum framed windows have failed and will require replacement. The roofing was replaced in 1999 and is in good condition. Exterior doors are in poor condition and require replacement.
Overall the envelope is in reasonable condition, with only wall finishes in need of repair or replacement.

The exterior of the school is made up of masonry brick, stucco, and concrete foundation wall with parging. The windows are adequate and are still operable from the interior. Some parging has separated from the concrete walls along the east side of the school that need to be refinished. The brick facade does not show any visible damage however the masonry block wall finish at the north entry needs to be refinished. The current rating of the envelope is acceptable.

Interior Summary:

1928 - Overall the interior of the school is in poor shape, the hardwood flooring will need to be taken out and reinstalled, in order to lessen the amount of noise. Doors, lockers, visual display boards, and floor finishes are all in need of replacement. The walls all require new paint, and will also need some patching work.

The interior of the school is generally in good condition with recent upgrades to the flooring and wall finishes. The classrooms are well maintained and do not appear to be in need of immediate repairs. White board could be added to replace the current green boards that are original to the school. There are not enough washrooms in the school and the current Boys and Girls washrooms are in need of upgrading to properly accommodate the student capacity. There are also no adequate change rooms as the current ones are in poor condition and not being used for their purpose. Given there has been modernization the current rating of the school is good.

Mechanical Summary:

1928 - Mechanical plumbing, sanitary and domestic water, requires replacement. The replacement of all plumbing fixtures in the basement is also required.

The hot water heating system is in good condition, except that the pneumatic thermostats and radiation valves require replacement.

The building currently has no ventilation. A system of air-handling units and ductwork is required to provide ventilation in accordance with current codes.

The building is not equipped with an energy management control system.

The building is heated primarily by a glycol heating system. Most of the building has no ventilation. The plumbing facilities are generally in poor condition. The heating control system is in poor condition.

A significant mechanical upgrade is recommended to resolve the deficiencies. This would include providing ventilation throughout, upgrading the controls, and replacing plumbing fixtures.

Generally the building mechanical systems are in poor condition.

Electrical Summary:

1928 - Overall condition of the school is average.

The branch circuit panels are full and need to be replaced. Lighting consists of inefficient T-12 fluorescents, and this should be upgraded to T-8 fluorescents. The fire alarm system is past its life span and should be upgraded to an addressable system. Exit lights are not connected to emergency circuits and should be rewired to accommodate this.

The main service is large enough to accommodate ventilation upgrade, the telephone, security, and data systems are adequate for any usage.

Fire alarm system requires an upgrade, the power distribution system needs to be upgraded for additional branch circuits, and the lighting should be upgraded to energy efficient lighting. The electrical systems are generally in marginal 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*

1928, 1958, 1985 - Concrete foundation with footings.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAY-06

A1030 Slab on Grade*

1928 and 1958 - Concrete slab on grade
1985 - Cast in place concrete with a basement

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAY-06

A2020 Basement Walls (& Crawl Space)*

1928 - Concrete basement wall in the storage room and ancillary room.
1958 - Concrete basement wall.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAY-06

A2020 Basement Walls* 1928 Section

1928 - Concrete

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAY-06

B1010.01 Floor Structural Frame*(Building Frame)

1928, 1958, 1985 - Concrete foundation with concrete masonry block walls

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAY-06

B1010.01 Floor Structural Frame*(Building Frame) 1928 Section

1928 - Wood floor structure

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAY-06

B1010.02 Structural Interior Walls Supporting Floors*

1928, 1958,1985 - Load bearing masonry walls with wood joist framing throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAY-06

B1010.02 Structural Interior Walls Supporting Floors* 1928 Section

1928 - Wood framed walls

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAY-06

B1010.07 Exterior Stairs** 1928 Section

1928 - Concrete exterior stairs

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAY-06

B1020.01 Roof Structural Frame* 1928 Section

1928 - Wood roof structure

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAY-06

B1020.04 Canopies*

1928,1958,1985 - Rear Entry Canopy Required

Rating	Installed	Design Life	Updated
2 - Poor	0	50	MAY-06

Event: **Install rear entry canopy**

Concern:

The rear entry to the school from the parking lot does not have a canopy to protect people from the elements and makes delivery into the school for supplies and for general use difficult in times of rain and snow.

Recommendation:

Install a canopy cover over the entry to protect people from the elements for safer use.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2007	$5,700	Low

Updated: JUN-06

S2 ENVELOPE

B2010.01.01 Precast Concrete: Exterior Wall Skin* 1928 Section

1928 - Precast concrete details

Rating	Installed	Design Life	Updated
3 - Marginal	0	75	MAY-06

Event: Patch and paint concrete detailing

Concern:
Pre-cast concrete detailing is very weathered, some chipped areas, paint is peeling.

Recommendation:
Repair chipped areas, and paint precast concrete details. (also includes painting fascia)

Type	Year	Cost	Priority
Repair	2006	$1,231	Low

Updated: MAR-06

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

1928,1958,1985 - The building skin is composed of concrete masonry block and bricks.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	75	MAY-06

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* 1928 Section

1928 - Brick face

Rating	Installed	Design Life	Updated
3 - Marginal	0	75	MAY-06

Event: Clean brick face

Concern:
Brick face is weathered and is discolored.

Recommendation:
Clean brick face.

Type	Year	Cost	Priority
Preventative Maintenance	2006	$4,309	Low

Updated: MAR-06

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

1972 - Small portion of the rear addition to the parking lot is painted concrete block wall.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	75	MAY-06

B2010.01.08 Cement Plaster (Stucco): Ext. Wall*

1928,1958, 1985 - The lower portion of the elevation around the perimeter of the building is stucco. The 1958 addition is mostly stucco as the wall skin with some brick infill.

Rating	Installed	Design Life	Updated
5 - Good	0	75	MAY-06

B2010.01.09 Expansion Control: Exterior Wall Skin*

1928,1958, 1985 - The expansion control joint between materials does not appear to be a problem with the envelope.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	75	MAY-06

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

The 1958 addition building on the east side, caulking is badly deteiorated around window frames.

Rating	Installed	Design Life	Updated
3 - Marginal	0	20	MAY-06

Event: **Caulking has deteriorated along windows on the east portion of the school.**

Concern:
The building seal is no longer maintained around the window frames.

Recommendation:
Re-caulk the window frames so the seal is maintained. (Approximately 30 m2)

Consequences of Deferral:
Water will penetrate into the building and become worse.

Type	Year	Cost	Priority
Repair	2006	$5,700	High

Updated: MAR-06

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

The 1972 addition concrete wall paint is cracked and peeling off. Needs to be repainted.

Rating	Installed	Design Life	Updated
3 - Marginal	0	15	MAY-06

Event: Paint concrete block wall at rear of building

Concern:
The finish is flaking off the wall
Recommendation:
Refinish the concrete block wall at the north portion of the building.
Consequences of Deferral:
Further deterioration of the paint and possibly damage to the structural integrity of the concrete block wall.

Type	Year	Cost	Priority
Preventative Maintenance	2007	$2,280	High

Updated: FEB-06

B2010.01.99 Other Exterior Wall Skin*

The parging around the perimeter of the building is cracked and falling off the wall in many areas of the building.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Exterior parging of the concrete wall failing

Concern:
The further deterioration of the parging is exposing the concrete wall without protection
Recommendation:
Refinish the exposed concrete wall areas or remove exisring parging and finish with exterior paint. (Approximately 140 m2)
Consequences of Deferral:
Further damage to the wall will increase the deterioration of the wall system

Type	Year	Cost	Priority
Repair	2006	$11,400	Medium

Updated: MAR-06

B2010.02.01 Cast-in-place Concrete:Ext.Wall Const*

Small area of the exterior is cast in place concrete.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAY-06

B2010.02.03 Masonry Units: Ext. Wall Const.*

Masonry wall skin makes up 90% of the building exterior finish

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

B2010.06 Exterior Louvers, Grilles, and Screens*

Painted metal and aluminum Louvre and grilles are in good condition throughout the perimeter.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

B2010.06 Exterior Louvers, Grilles, and Screens* 1928 Section

Install date unknown - Exterior grilles and louvres

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	MAY-06

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

Prefinished aluminum windows are in adequate condition throughout the periemeter of the elevation.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	MAY-06

B2020.01.01.02 Aluminum Windows** 1928 Section

1980 - Window replacement

Rating	Installed	Design Life	Updated
3 - Marginal	0	35	MAY-06

Event: Replace windows

Concern:
Windows have significant air and moisture leakage.
Recommendation:
Replace windows throughout 1928 section. 75 m2

Type	Year	Cost	Priority
Failure Replacement	2006	$36,935	Low

Updated: MAR-06

B2030.01.10 Wood Entrance Door** 1928 Section

1928 - Wood entrance doors

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Replace entrance doors

Concern:
Wood doors are very worn and are in poor condition.
Recommendation:
Replace wood entrance doors with new metal doors. (Cost for Approx. 6 doors, includes hardware and installation.)

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$8,003	Low

Updated: MAR-06

B2030.03 Large Exterior Special Doors*

Shop Garage Overhead Door. There is an insulated metal garage door at the shop of the school.

Rating	Installed	Design Life	Updated
5 - Good	0	20	MAY-06

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

Asphalt Gravel Roof

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAY-06

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)** 1928 Section

1999 - 2ply SBS roofing system

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAY-06

B3010.07 Sheet Metal Roofing**

Pre-finished metal flashing are in good condition around the canopies and roof parapets.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAY-06

B3010.08.02 Metal Gutters and Downspouts**

Aluminum painted downspouts are in adequate condition around the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

B3010.08.02 Metal Gutters and Downspouts** 1928 Section

Install date unknown - Metal downspouts

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Replace metal downspouts

Concern:
Downspouts are in poor condition, and damaged causing them to not function properly.

Recommendation:
Replace downspouts.

Type	Year	Cost	Priority
Failure Replacement	2006	$1,231	Low

Updated: MAR-06

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

All the roof openings and hatches are in good condition and do not appear to have any visible deterioration at this time.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Painted brick masonry and drywall partitions make up most of the interior walls.

Rating	Installed	Design Life	Updated
5 - Good	0	50	MAY-06

C1010.01 Interior Fixed Partitions* 1928 Section

1928 - Frame construction, reinforced concrete, concrete block

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

C1010.04 Interior Balustrades and Screens, Interior Railings*

Painted steel balustrades and railings at stair locations throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAY-06

C1010.05 Interior Windows*

Prefinished interior windows in the administration room with wire mesh in the shop area between the offices.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAY-06

C1020.01 Interior Swinging Doors**

Wood

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

C1020.01 Interior Swinging Doors** 1928 Section

1928 - Hollow metal
1928 - Solid core wood doors

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	MAY-06

Event: Replace damaged wood doors

Concern:
Doors located throughout scool are damaged and splintering at the edges.
Recommendation:
Replace wood doors. Estimated cost for 40 wood doors and hardware.

Type	Year	Cost	Priority
Failure Replacement	2006	$46,785	Low

Updated: MAR-06

C1020.02 Interior Entrance Doors* 1928 Section

1928 - Wood entrance doors

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	MAY-06

Event: Replace doors

Concern:
Doors located at entrances are damaged, and in some cases splintering at the edges.
Recommendation:
Replace doors at entrances. Estimated cost for approx. 20 metal doors and hardware.

Type	Year	Cost	Priority
Failure Replacement	2006	$19,699	Low

Updated: MAR-06

C1020.03 Interior Fire Doors*

Solid core painted steel fire doors at the main lobby near the entry of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

C1020.07 Other Interior Doors* 1928 Section

1928 - Storefront doors

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

C1030.01 Visual Display Boards**

Green Boards

Rating	Installed	Design Life	Updated
3 - Marginal	0	10	MAY-06

Event: Greenboards need to be updagraded to white boards

Concern:
Some green boards are in need of replacement as they are shadowing

Recommendation:
Replace green boards to white boards. Approximately 20 white boards

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$5,700	Low

Updated: MAY-06

C1030.01 Visual Display Boards** 1928 Section

1928 - Blackboards, tack boards

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Replace blackboards

Concern:
Blackboards are chipped and ghosting.

Recommendation:
Replace blackboards with whiteboards. Estimated cost for approx. 34 whiteboards.

Type	Year	Cost	Priority
Failure Replacement	2006	$11,081	Low

Updated: MAR-06

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

Painted steel toilet partitions are in good shape. Shower partitions are not in use as room is being used for storage.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	MAY-06

C1030.02 Fabricated Compartments(Toilets/Showers)** 1928 Section

1928 - Wood partitions

Rating	Installed	Design Life	Updated
N/A	0	0	MAY-06

Event: Replace wood toilet partitions

Concern:
Doors to compartments are damaged and are not functioning properly.

Recommendation:
Replace wood compartments with new metal partitions. Estimated cost for 10.

Type	Year	Cost	Priority
Failure Replacement	2006	$8,618	Low

Updated: MAR-06

C1030.06 Handrails*

Steel Painted Handrails at all the stairs.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

C1030.08 Interior Identifying Devices*

Signs throughout the school are visible and well placed.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	10	MAY-06

C1030.10 Lockers**

Full length lockers are in good condition throughout in the basement hallways

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

C1030.10 Lockers** 1928 Section

1928 - Metal built in lockers

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Replace metal lockers

Concern:
Metal lockers built into framed wall are in poor condition. Many doors do not close properly.

Recommendation:
Replace metal lockers in corridors. Estimated cost for approx. 300

Type	Year	Cost	Priority
Failure Replacement	2006	$48,016	Low

Updated: MAR-06

C1030.14 Toilet, Bath, and Laundry Accessories*

Washroom accessories are in poor shape in the boys and girls washrooms in the school.

Rating	Installed	Design Life	Updated
3 - Marginal	0	20	MAY-06

Event: Replace washroom Accessories

Concern:
All washroom accessories need to be replaced or upgraded in both the Boys and Girls washrooms

Recommendation:
All washroom accessories need to be replaced or upgraded in both the Boys and Girls washrooms

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$5,700	Low

Updated: MAY-06

C1030.14 Toilet, Bath, and Laundry Accessories* 1928 Section

1928 - Soap, toilet paper, and paper towel dispensers

Rating	Installed	Design Life	Updated
3 - Marginal	0	20	MAY-06

Event: Replace existing dispensers.

Concern:
Existing dispensers have been unused for quite sometime and have fallen into disrepair.

Recommendation:
Replace dispensers through out all washrooms.

Type	Year	Cost	Priority
Failure Replacement	2006	$1,847	Low

Updated: MAR-06

C2010 Stair Construction* 1928 Section

1928 - Reinforced concrete stairs

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAY-06

C2020.05 Resilient Stair Finishes**

The resileint stair finishes are still in good condition with the modernization in 1985.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	MAY-06

C2020.05 Resilient Stair Finishes** 1928 Section

1928 - Vinyl composite stair finishes

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	MAY-06

C2020.08 Stair Railings and Balustrades*

Painted Steel Stair railings and balustrades at stair locations.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

C2020.08 Stair Railings and Balustrades* 1928 Section

1928 - Wood railings Balustrades

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

C3010.01 Concrete Wall Finishes* 1928 Section

1928 - Paint

Rating	Installed	Design Life	Updated
3 - Marginal	0	100	MAY-06

Event: Re-paint concrete walls

Concern:
Much of the paint on the concrete walls has peeled and chipped away.
Recommendation:
Repaint conc. walls. Approx. 650 m2

Type	Year	Cost	Priority
Repair	2006	$4,925	Low

Updated: MAR-06

C3010.02 Wall Paneling** 1928 Section

1928 - Gymnasium (wood paneling)

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

C3010.03 Plaster Wall Finishes* 1928 Section

1928 - Painted plaster

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	MAY-06

Event: Patch, and repair plaster. Repaint

Concern:
Plaster walls are in poor condition. Many holes and cracks.
Recommendation:
Patch holes and cracks in walls and repaint. Approx. 1620 m2

Type	Year	Cost	Priority
Repair	2006	$18,468	Low

Updated: MAR-06

C3010.04 Gypsum Board Wall Finishes*

Painted drywall finish throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAY-06

C3010.04 Gypsum Board Wall Finishes* 1928 Section

1928 - Painted Gyp. Bd.

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	MAY-06

Event: Paint gyp. bd. walls

Concern:
Paint is peeled off drywall, some places require patching.
Recommendation:
Paint and patch gypsum board partitions. Approx. 530 m2

Type	Year	Cost	Priority
Repair	2006	$4,925	Low

Updated: MAR-06

C3010.06 Tile Wall Finishes**

Boys and Girls Washrooms have tile finish on the walls throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

Event: Boys and Girls washrooms need to be upgraded.

Concern:
Boys and Girls Washrooms are in poor condition. All finishes in the washroom are dated, worn. They appear to be original finishes. There is constant odor in the washroom from old materials.
Recommendation:
Upgrade all the finishes in the Boys and Girls washrooms. (Approximately 125 m2 of tile surface for Boys and Girls Washrooms).

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$11,400	Low

Updated: MAY-06

C3010.06 Tile Wall Finishes** 1928 Section

1928 - Boys washroom tiled dado

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

C3010.09 Acoustical Wall Treatment** 1928 Section

1928 - Gymnasium

Rating	Installed	Design Life	Updated
3 - Marginal	0	20	MAY-06

Event: Replace Acoustical paneling in gym.

Concern:
Acoustical tiles in gym are damaged.
Recommendation:
Replace existing acoustical panels with new.

Type	Year	Cost	Priority
Repair	2006	$4,925	Low

Updated: MAR-06

C3010.11 Interior Wall Painting**

Repaint the Boys and Girls Washrooms. Approximately 130 m2 of area, cost under $1,000.00

Rating	Installed	Design Life	Updated
3 - Marginal	0	5	MAY-06

C3010.11 Interior Wall Painting** (1950/1954 Original Building)

Remedial painting required to most areas, excluding the areas upgraded in 2002. Overall wall paint is peeling, cracking and wearing off.

Rating	Installed	Design Life	Updated
3 - Marginal	0	5	JAN-06

Event: Interior wall painting throughout the school.

Concern:
Interior paint is peeling, cracking, and fading.
Recommendation:
Repaint all interior walls throughout the school for aesthetic purposes.

Type	Year	Cost	Priority
Failure Replacement	2006	$22,800	Low

Updated: JAN-06

C3020.01 Concrete Floor Finishes (Paint)*

Painted concrete floor in the storage and mechanical rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	MAY-06

C3020.01 Concrete Floor Finishes* 1928 Section

1928 - Painted conc. floors

Rating	Installed	Design Life	Updated
3 - Marginal	0	75	MAY-06

Event: Repaint conc. floors.

Concern:
Paint has worn away exposing conc. floors.
Recommendation:
Re-paint concrete floors. Approx. 550 m2

Type	Year	Cost	Priority
Repair	2006	$4,063	Low

Updated: MAR-06

C3020.02 Tile Floor Finishes**

There are missing floor tiles and visible cracks are evident throughout both rooms.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Replace the floor tile finish in both Boys and Girls Washrooms.

Concern:
The Tile finish in the Boys and Girls Washroom are in need of replacement as they are dated. The emission of odor is very evident in both washrooms from years of use. There are visible cracks and missing tiles in some areas of the floor throughout the girls and boys washroom.

Recommendation:
Replace the floor tile finish in both Boys and Girls Washrooms.

Type	Year	Cost	Priority
Failure Replacement	2007	$11,400	Low

Updated: MAY-06

C3020.04 Wood Flooring**

The gym floor has just been refinished and is in good condition.

Rating	Installed	Design Life	Updated
5 - Good	0	10	MAY-06

C3020.04 Wood Flooring** 1928 Section

1928 - Classrooms, gymnasium

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	MAY-06

Event: Hardwood flooring is uneven and very worn

Concern:
Hardwood floors is very worn, uneven and very noisy.

Recommendation:
Level and finish flooring. Approx. 1020 m2

Type	Year	Cost	Priority
Repair	2006	$41,244	Low

Updated: MAR-06

C3020.07 Resilient Flooring**

Resilient flooring throughout both sheet vinyl composite and vinvyl asbestos tiles.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	MAY-06

C3020.07 Resilient Flooring** 1928 Section

1928 - Corridors, Classrooms - Sheet vynil
1928 - Washrooms - Vynil Composite Tile

Rating	Installed	Design Life	Updated
3 - Marginal	0	20	MAY-06

Event: Replace VCT flooring

Concern:
Much of the VCT flooring in the washrooms is missing,
Recommendation:
Replace existing VCT with vynil sheet flooring. Approx. 120 m2

Type	Year	Cost	Priority
Failure Replacement	2006	$6,771	Low

Updated: MAR-06

Event: Replace vinyl sheet flooring

Concern:
Sheet flooring is in poor condition, curling at edges ripped in some areas.
Recommendation:
Replace sheet vynil flooring with new. Approx. 600 m2

Type	Year	Cost	Priority
Repair	2006	$32,011	Low

Updated: JUN-06

C3020.08 Carpet Flooring**

New carpet in the administration office area and in the offices throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	10	MAY-06

C3020.08 Carpet Flooring** 1928 Section

1990 - Library, admin. areas

Rating	Installed	Design Life	Updated
3 - Marginal	0	10	MAY-06

Event: Replace carpeting

Concern:
Carpet is worn, stained and damaged.
Recommendation:
Replace carpet in Library and administration areas. Approx. 450 m2

Type	Year	Cost	Priority
Failure Replacement	2006	$17,236	Low

Updated: MAR-06

C3020.11 Floor Painting

The mechanical room and the storage room below the stairs have exposed concrete painted floors. Could use repainting in the storage room.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

C3020.14 Other Floor Finishes**

Aggregate concrete floor finish

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

C3030.04 Gypsum Board Ceiling Finishes*

Boys and Girls Washrooms

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	MAY-06

Event: Boys and Girls Washrrom ceiling gypsum board in poor shape

Concern:
Refinish the Gypsum Wall Board on the ceiling. There are large holes cut for access without proper access panels to cover.

Recommendation:
Replace and refinish the Gypsum Wall Board ceiling on both Boys and Girls Washrooms.

Type	Year	Cost	Priority
Repair	2007	$11,400	Low

Updated: MAY-06

C3030.04 Gypsum Board Ceiling Finishes* 1928 Section

1928 - Painted Gyp. Bd. ceiling

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	MAY-06

Event: Patch, and refinish gypsum board ceiling.

Concern:
Gyp. Bd. has holes, and is in need of paint and patchwork.

Recommendation:
Patch holes, in gyp. bd. ceiling and repaint. Approx. 700 m2

Type	Year	Cost	Priority
Repair	2006	$8,618	Low

Updated: JUN-06

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

Suspended T-bar ceilings are in good condition throughout the building with no staining or damage in the areas taht were observed in this evaluation.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	15	MAY-06

C3030.07 Interior Ceiling Painting**

Boys and Girls Washrooms

Rating	Installed	Design Life	Updated
4 - Acceptable	0	10	MAY-06

Event: Boys and Girls Washrooms ceiling needs to be refinished

Concern:
The ceiling finish is chipping and peeling off the ceiling
Recommendation:
Repaint the ceiling in both the Boys and Girls Washrooms

Type	Year	Cost	Priority
Preventative Maintenance	2006	$1,710	Low

Updated: MAR-06

C3030.09 Other Ceiling Finishes*

Miniral Fibre Ceiling Tiles

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

S4 MECHANICAL

D2010.01 Water Closets**

Fixtures are original, components wearing out, and require frequent maintenance.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Replace original water closets.

Concern:
The washroom water clostes are original and components are wearing out. The fixtures require frequent maintenance.

Recommendation:
Replace original water closets.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$17,100	Low

Updated: FEB-06

D2010.01 Water Closets** 1928 Section basement

Flushvalve water closets.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Replace water closets in basement.

Concern:
The water closets in the basement are stained and some are leaking.

Recommendation:
Replace 8 water closets and provide new flushvalves. This work should be done in conjunction with the plumbing pipe replacement in D2020.01.01.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$11,081	Low

Updated: MAR-06

D2010.01 Water Closets** 1928 Section Upper Section

Tank flush vitreous china water closets in individual washrooms throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

D2010.02 Urinals**

Fixtures are original, components wearing out, and require frequent maintenance.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Replace Original Urinals

Concern:
Existing Urinals are wearing out and require frequent maintenance.

Recommendation:
Replace Original Urinals.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$5,700	Low

Updated: FEB-06

D2010.02 Urinals** 1928 Section

Original stall type urinals in basement with trickle tank flush system.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Replace urinals.

Concern:
The existing urinals are original and pose a sanitary hazard. The flushing system is also inefficient.

Recommendation:
Install three new wall hung urinals. Either use waterless urinals, or flushvalves.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$3,694	Low

Updated: MAR-06

D2010.03 Lavatories**

Fixtures are original, components wearing out, and require frequent maintenance.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

Event: Replace Original Lavatories

Concern:
Original Lavatories are in poor condition and require additional maintenance.

Recommendation:
Replace original lavatory units.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$5,700	Medium

Updated: MAY-06

D2010.03 Lavatories** 1928 Section Basement

Lavatories in basement are vitreous china with separate hot and cold faucets.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Replace lavatories in basement washrooms.

Concern:
The existing lavatories in the basement washrooms are original and employ separate hot and cold faucets which are difficult to operate and are not barrier free.

Recommendation:
Replace 6 lavatories with new countertop lavatories with new faucets.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$4,925	Low

Updated: MAR-06

D2010.03 Lavatories** 1928 Section Upper Floors

Vitreous china lavatories located in individual washrooms throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

D2010.04 Sinks**

Installed in upgrade

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

D2010.04 Sinks** 1928 Section

Mixture of single, double and triple bowl stainless steel sinks throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

D2010.05 Showers**

Installed in upgrade and are not functioning properly.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Replace Shower Mixing Valves

Concern:
Existing shower mixing valves are not operating properly .
Recommendation:
The Shower mixing valves should be replaced

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$2,280	Low

Updated: FEB-06

D2010.05 Showers** 1928 Section

One shower stall in basement.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Remove and dispose shower.

Concern:
The shower in the basement does not meet code.
Recommendation:
Replace shower in basement with new barrier free type.

Type	Year	Cost	Priority
Code Upgrade	2006	$3,078	Low

Updated: MAR-06

D2010.08 Drinking Fountains / Coolers**

Installed in upgrade

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

D2010.08 Drinking Fountains / Coolers** 1928 Section

Vitreous china non-refrigerated drinking fountains. Drinking fountain drains connected to storm drainage piping.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Connect new drinking fountains to new sanitary drain piping.

Concern:

The drinking fountains are directly connected to the storm drainage system.

Recommendation:

Replace the drinking fountains and connect them to the new sanitary drain piping. See D2020.01.01.

Type	Year	Cost	Priority
Code Repair	2006	$6,771	Low

Updated: MAR-06

D2020.01.01 Pipes and Tubes: Domestic Water*

(2002) Recently replaced.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAY-06

D2020.01.01 Pipes and Tubes: Domestic Water* 1928 Section

Mixture of copper and galvanized piping.

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	MAY-06

Event: Replace domestic water distribution piping.

Concern:
The domestic water piping is original and is galvanized in some areas. The piping also appears to be undersized and not insulated. No recirculation system in place.

Recommendation:
Replace the domestic water distribution piping, add recirculation system, and insulate. Coordinate this with the replacement of the waste and vent piping.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$196,988	Low

Updated: MAR-06

D2020.01.02 Valves: Domestic Water**

2 shower mixing valves are not working properly. Event and cost included in D2010.01.

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	FEB-06

D2020.01.03 Piping Specialties (Backflow Preventors)**

Provided in water service upgrade.

Rating	Installed	Design Life	Updated
5 - Good	0	30	MAY-06

D2020.02.02 Plumbing Pumps: Domestic Water**

Copper piping

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	MAY-06

D2020.02.06 Domestic Water Heaters**

State Sandblaster, 19kW input, 284 L. Does not provide adequate hot water.

Rating	Installed	Design Life	Updated
3 - Marginal	0	20	MAY-06

Event: Replace domestic water heater.

Concern:
Problems have been reported with the capacity of the domestic water heater.
Recommendation:
Replace the domestic water heater.
Consequences of Deferral:
Capacity problems will continue.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$2,280	Low

Updated: FEB-06

D2020.02.06 Domestic Water Heaters** 1928 Section

(1995 Approx.) - Bradford white 189 L, 13 kW domestic water heater with no recirculation.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	MAY-06

D2020.03 Water Supply Insulation*: Domestic 1928 Section

Piping observed not insulated. Event and cost included in D2020.01.01.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

D2030.01 Waste and Vent Piping*

No problems reported despite age of plumbing.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

D2030.01 Waste and Vent Piping* 1928 Section

Original waste and vent piping cast iron and copper. Piping is likely corroded, event and cost included in D2020.01.01.

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	MAY-06

D2040.01 Rain Water Drainage Piping Systems*

Interior rainwater leaders connected to municipal storm.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

D2040.01 Rain Water Drainage Piping Systems* 1928 Section

Roof drains collect storm drainage and conveys water to interior cast iron leaders and underground storm sewer. Event and cost included in D2020.01.01.

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	MAY-06

D2040.02.04 Roof Drains**

Roof drains convey storm water to interior rainwater leaders.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	FEB-06

D2090.01 Compressed Air Systems**

Compresses air lines for industrial arts shop run in cold spaces and experience condensation.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	FEB-06

Event: Re-route compressed air lines.

Concern:
The compressed air lines run in cold spaces and experience condensation problems.

Recommendation:
Re-route the compressed air lines in warm spaces, and install air dryer.

Consequences of Deferral:
Problems with condensation will continue.

Type	Year	Cost	Priority
Preventative Maintenance	2006	$2,850	Low

Updated: FEB-06

D3010.02 Gas Supply Systems*

1972 original service adequate capacity

Rating	Installed	Design Life	Updated
5 - Good	0	50	MAY-06

D3010.02 Gas Supply Systems* 1928 Section

Municipal gas supply.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

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

(2004) 2 Weil McLain LGB-19W, 685 kW input each.

Rating	Installed	Design Life	Updated
6 - Excellent	0	30	FEB-06

D3020.02.01 Heating Boilers and Accessories: H.W.** 1928 Section

(1987) - 4 hot water boilers heat entire building. Boilers are Weil McLain HG-9 640 MBH input, 445 MBH output.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

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

(2004) New chimney and combustion air ducting installed as part of boiler replacement.

Rating	Installed	Design Life	Updated
6 - Excellent	0	30	MAY-06

D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler** 1928 Section

Chimney not lined. Fan-assisted combustion air provided.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Line existing chimney.

Concern:
The existing chimney is not lined. The flue gases may deteriorate the mortar in the chimney.

Recommendation:
Provide stainless steel liner for chimney.

Type	Year	Cost	Priority
Code Upgrade	2006	$9,849	Low

Updated: MAR-06

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

(2004) Installed as part of boiler replacement.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	FEB-06

D3020.03.01 Furnaces**

Flamemaster furnace for shower room in poor condition. Event and cost included in ventilation upgrade, D3040.01.01.

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	FEB-06

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

Significant corrosion. Replace as part of furnace replacement in ventilation upgrade, D3040.01.01.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	FEB-06

D3040.01.01 Air Handling Units: Air Distribution**

No ventilation provided except for science room.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

Event: Provide ventilation throughout.

Concern:
Only the science room portion of the building is ventilated.

Recommendation:
Provide air-handing units and ductwork throughout to provide ventilation to all areas. Exhaust fans, the shower room furnace, and the science room air-handing unit should be replaced at the same time. It would be beneficial to perform this upgrade along with the heating controls upgrade to incorporate all HVAC system in to the DDC automation system. Pricing provided is for ventilation upgrade only.

Consequences of Deferral:
Poor indoor air quality will persist. Science room air-handling unit and exhaust fans will continue to require frequent maintenance.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2008	$387,593	Low

Updated: FEB-06

D3040.01.01 Air Handling Units: I.A. Make-up Air**

Engineered-Air make-up unit for industrial arts dust collection system.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	FEB-06

D3040.01.01 Air Handling Units: I.A. Shop**

Buffalo roof top unit heats shop area.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	FEB-06

D3040.01.01 Air Handling Units: Science Lab**

I.C.G air handling unit for science lab requires frequent maintenance and does not function reliably. Event and cost included in ventilation upgrade, D3040.04.01.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	FEB-06

D3040.01.04 Ducts: Air Distribution*

Original Equipment

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Original Equipment

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

D3040.03.01 Heating Distribution Systems** Glycol

(2004) New primary and secondary loop distribution pumps provided in boiler upgrade.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAY-06

D3040.03.01 Hot Water Distribution Systems** 1928 Section

(1987) - Insulated hot water heating distribution system. Primary/secondary loop arrangement. Primary distribution pump replaced during site visit, secondary pumps relatively new.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAY-06

D3040.03.01 Hot Water Distribution Systems** Piping and Insulation

Main heating lines poorly insulated. Pipe fitting insulation contains asbestos.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	FEB-06

D3040.04 Special Exhaust Systems

Dust collection unit in shop area with partial recirculation. Current codes forbid recirculation units, however this unit operates properly.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	FEB-06

Event: Replace dust collection unit.

Concern:
The dust collection unit recirculates air into the shop which is not allowed by current codes.

Recommendation:
Replace the dust colleciton unit with one that ehausts 100% of the filtered air.

Consequences of Deferral:
Inddor air quality may not be satisfactory.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2006	$19,380	Low

Updated: FEB-06

D3040.04.01 Fans**: Exhaust 1928 Section

Local exhaust fans serve washroom areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

D3040.04.01 Fans**: Exhaust 1928 Section Central

1928 - Main exhaust fan serving entire building in mechanical penthouse. No longer used.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Remove and dispose central exhaust fan.

Concern:
The existing central exhaust fan is no longer used.
Recommendation:
Remove and dispose of central exhaust fan.

Type	Year	Cost	Priority
Program Functional Upgrade	2006	$3,078	Low

Updated: MAR-06

D3040.04.01 Fans: Exhaust**

Original Equipment

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

D3040.04.01 Fans: Washroom Exhaust**

Capacity issues reported for washroom exhaust fans. Event and cost included in ventilation upgrade, D3040.01.01.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	FEB-06

D3040.04.05 Air Outlets and Inlets*: Exhaust 1928 Section

Original exhaust air grilles throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

D3050.01.01 Computer Room Air Conditioning Units**

No cooling provided.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	FEB-06

Event: Provide cooling in computer room.

Concern:
The computer room has no air conditioning and becomes excessively warm.

Recommendation:
Provide a cooling roof top unit with economizer section and ductwork to cool the computer room. This could be done in conjunction with the main ventilation upgrade.

Consequences of Deferral:
Room will continue to be excessively hot in spring and fall.

Type	Year	Cost	Priority
Program Functional Upgrade	2006	$22,800	Low

Updated: FEB-06

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)**

Air condition unit provided only for administration areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	FEB-06

D3050.03 Humidifiers**

No humidification.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAR-06

D3050.05.03 Finned Tube Radiation** 1928 Section

(1987) - Finned tube radiation cabinets throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

D3050.05.06 Unit Heaters**

1988 - Replaced in Upgrade

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-06

D3050.05.06 Unit Heaters** 1928 Section

(1987) Force flow unit heaters.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

D3060.02.01 Electric and Electronic Controls**

DDC controls in boiler room and administration areas only.

Rating	Installed	Design Life	Updated
5 - Good	0	30	FEB-06

D3060.02.02 Pneumatic Controls**

Pneumatic zone valves are leaking and require constant maintenance.

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	FEB-06

Event: Replace pneumatic system.

Concern:
The pneumatic zone valves are leaking and require frequent maintenance. They have also been configured poorly for comfort control. The pneumatic system itself is in poor condition and requires frequent maintenance.

Recommendation:
Replace the pneumatic zone valves with new replacements

Type	Year	Cost	Priority
Failure Replacement	2007	$22,800	Low

Updated: FEB-06

D3060.02.03 Pneumatic and Electric Controls* 1928 Section

Pneumatic perimeter radiation zone valves and thermostats throughout. Event and cost included in D3060.02.05.

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	MAY-06

D3060.02.05 Building Systems Controls(BMCS, EMCS)**

DDC system controls boiler plant and radiation valves in the administration areas.

Rating	Installed	Design Life	Updated
5 - Good	0	30	MAY-06

D3060.02.05 Building Systems Controls(BMCS, EMCS)** 1928 Section

No building control system provided. Minor controls provided for central heating plant.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Install Energy Management and Control System (EMCS)

Concern:

The aging pneumatic thermostats and control valves require replacement. The buidling has no EMCS.

Recommendation:

Remove and dispose all existing pneumatic controls and perimeter radiation zone valves. Install new valves and EMCS devices throughout. Coordinate this upgrade with the ventilation upgrade in D3040.01. New EMCS shall control hot water heating system and new air-handling system.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$123,118	Low

Updated: MAR-06

D4010 Sprinklers: Fire Protection*

Provided in shop paint booth.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	FEB-06

D4010.01 Wet-Pipe Fire Sprinkler Systems 1928 Section

No system installed.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Install fire sprinkler system.

Concern:

The building requires a fire sprinkler system to meet current codes.

Recommendation:

Install a wet pipe fire sprinkler system throughout.

Type	Year	Cost	Priority
Code Upgrade	2006	$135,429	Low

Updated: MAR-06

D4020 Standpipes*

1988 - Installed in Upgrade

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	FEB-06

D4020 Standpipes* 1928 Section

Standpipe system throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

D4030.01 Fire Extinguisher, Cabinets and Accessories**

1988 - Installed Throughout

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	FEB-06

D4030.01 Fire Extinguisher, Cabinets and Accessories** 1928 Section

Fire extinguishers throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

1995 - Pad mount transformer c/w adequate blast wall.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	FEB-06

D5010.01 Main Electrical Transformers** 1928 Section

1995 - Main utility service transformer is a 225 KVA pad mount transformer.

Rating	Installed	Design Life	Updated
5 - Good	0	40	MAY-06

D5010.03 Main Electrical Switchboards (Main Distribution)**

1995 - Main electrical service is a Siemens 1200A main and CDP. Main breaker and feeders were upgraded from a 800A to a 1200A in 2005. CDP is 75% full.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	FEB-06

D5010.03 Main Electrical Switchboards (Main Distribution)** 1928 Section

1995 - 1200 A 120/208 V Siemens service, shared with Allen Watson High School, located in Allen Watson Electrical Room, and the Main CDP feeds both Allen Watson and Hamilton CPDs. Service size is insufficent for any additional venitaltion and branch circuit wiring, for the size of Hamilton and Allen Watson combined.

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	MAY-06

Event: Upgrade Main Service

Concern:
Existing service cannot support a ventilation upgrade or a additional branch circuit devices.

Recommendation:
Upgrade the electrical service to a 2000 A

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2006	$30,779	Low

Updated: MAR-06

D5010.03.01 Low-Voltage Distribution 1928 Section

1995 - Main CDP in Allen Watson Electrical Room feeds a 400 A local in Hamilton CDP, which feeds Hamilton panels and the Wood Shop in Allen Watson. Additional ventilation should be fed off the main CDP to allow new panels to be fed off of this CDP.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1972

1928 Section - Panels are primarily Square D panels and are all full or 95% full.

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	MAY-06

Event: Upgrade Branch Circuit Panels

Concern:

Existing panels are full and existing panel feeders are nearing capacity, any additional branch circuits will over tax distribution panels.

Recommendation:

Install new and additional panels, for additional branch circuit capacity, and new feeders to increase ampacity.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$98,494	Low

Updated: MAR-06

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1998

1928 Section - Panels for the computer outlets in the LAN room and the concession stands in the gymnasium, both panels are 95% full, Federal Pioneer Stablok Panels. There is no TVSS unit to protect the main service or the computer panel.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Install TVSS protection on main CDP and computer sub panel

Concern:
Existing distribution system has not protection for transient voltage, and this lack of protection can result in computers and other equipment being damaged.

Recommendation:
Install TVSS units on the main CDP and on the computer branch circuit panel.

Type	Year	Cost	Priority
Preventative Maintenance	2006	$10,465	Low

Updated: MAR-06

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** 1972

Branch circuit panels are all 90 to 100% full. Panels are antiquated and several parts are hard to find.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	FEB-06

Event: Add Panels for Additional Circuits.

Concern:
Existing panels are antiquated, parts are hard to find and the majority of panels are full.

Recommendation:
Add additional circuit capacity by replacing panels with new panels and add panels where necessary.

Type	Year	Cost	Priority
Program Functional Upgrade	2006	$170,997	Low

Updated: FEB-06

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** 1995

Secondary CDP located in adjacent board office and feeds the wood shop, CDP is 75% full. Branch circuit panels installed with this CDP are also 50% to 75% full.

Rating	Installed	Design Life	Updated
5 - Good	0	30	MAY-06

D5010.07.02 Motor Starters and Accessories**

1988 - Motor starters are in good working order.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	FEB-06

D5010.07.02 Motor Starters and Accessories** 1928 Section

1987 - Motor starters are individual motor starters, mounted in close proximity to the individual motors.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

D5020.01 Electrical Branch Wiring*

1970 - Branch circuit wiring is adequate in the classrooms, and several receptables were added in 1995 and 1997, but there are still very few receptables in the classrooms.

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	MAY-06

Event: Add Receptacles and Circuits to Classrooms

Concern:
Existing classrooms have minimal receptacles and the wiring has too many receptacles on each circuit.

Recommendation:
Add 2 to 3 receptacles per class depending on the size of room add 1 circuit for every 2 classrooms.

Type	Year	Cost	Priority
Program Functional Upgrade	2009	$45,599	Low

Updated: FEB-06

D5020.01 Electrical Branch Wiring* 1928 Section - 1972

Wiring and conduits are all mounted on surface.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

D5020.01 Electrical Branch Wiring* 1928 Section - 1998

Wiring is primarily on the surface, and where there are new walls and suspended ceilings the wiring is concealed.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAY-06

D5020.01.03 Wiring Devices 1928 Section - 1972

Devices are very old but functional, devices are being replaced on failure. Devices are minimal and insufficent for general usage.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Add Receptacles through out the school

Concern:
Receptacles are sparcly located and existing circuits are taxed for the amount of receptacles on them.

Recommendation:
Add 2 to 3 receptacles in each classroom, and add general use receptacles in the gymnasium, library and hallways and circuits to power them.

Type	Year	Cost	Priority
Program Functional Upgrade	2006	$30,779	Low

Updated: MAR-06

D5020.01.03 Wiring Devices 1928 Section - 1998

The wiring devices are in good condition, there was a receptacle added in each classroom for a computer outlet.

Rating	Installed	Design Life	Updated
5 - Good	0	0	MAY-06

D5020.02.01 Lighting Accessories (Lighting Controls)*

1970 - Lighting control is all line voltage switching.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

D5020.02.01 Lighting Accessories (Lighting Controls)* 1928 Section

Lighting controls are all line voltage switches.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

D5020.02.02.01 Interior Incandescent Fixtures*

1970 - Lighting is primarily incandescent fixtures in all small mechanical rooms and closets.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	FEB-06

D5020.02.02.01 Interior Incandescent Fixtures* 1928 Section

1972 - Fixtures in basement mechanical spaces, and storage rooms are keyless fixtures with 100 W bulbs.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

D5020.02.02.02 Interior Florescent Fixtures**

1970 - Fluorescent fixtures are T-12, 4' lamp fixtures. The lighting levels are adequate but the fixtures are inefficient and ballasts are failing regularly.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	FEB-06

Event: Upgrade Lights to Energy Efficient Fixtures.

Concern:
Existing fixtures are not very energy efficient, and have out lived their life span, which means the maintenance cost is significantly higher that it should be.

Recommendation:
Install new T-8 fluorescent fixtures with electronic ballasts everywhere but in the gym install T-5 high bay fluorescents.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2007	$427,492	Medium

Updated: FEB-06

D5020.02.02.02 Interior Florescent Fixtures** 1928 Section

1972 - Fluorescent fixtures in classrooms and hallways, are T-12 pendent and surface mount 4' wraps.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Upgrade Fluorescent Lights to T-8 Fluorescents

Concern:
Existing fluorescents are very inefficient and nearing the end of there life span.

Recommendation:
Replace existing T-12 fluorescents with energy efficient T-8 fixtures.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2006	$221,612	Low

Updated: MAR-06

D5020.02.03 Emergency Lighting*

1988 - Emergency lighting is provided by hall lighting circuits that are powered by the emergency generator. Exit lights are also on the generator, but they have been retrofitted with LED bulbs.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

D5020.02.03 Emergency Lighting* 1928 Section

1982 - Emergency lighting consists of fluorescent fixtures powered by an emergency generator. Exit lights are inefficient incandescent exit lights, which are not connected to the emergency circuits on the emergency generator.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAY-06

Event: Exit lighting circuits changed over to emergency circuits, and exit lights to be replaced.

Concern:
Existing exit lights will not operate in emergency, and existing emergency lights are at the end of their life span.

Recommendation:
Replace emergency circuits and emergency exit lights.

Consequences of Deferral:
Higher cost of operation and currently there is a loss of the exit lights during a power failure.

Type	Year	Cost	Priority
Code Repair	2006	$14,774	Medium

Updated: MAR-06

D5020.02.05 Special Purpose Lighting* 1928 Section

1985 - Track lighting is mounted in old music room for performance lighting.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

1988 - 150 W HPS wall mount area lights have been installed above the entrance doors and the parking lot.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	FEB-06

D5020.03.01.04 Exterior H.P. Sodium Fixtures* 1928 Section

1985 - 150 W HPS fixtures for perimeter lighting, dusk-til-dawn fixture over main entrance, and flood fixture over north parking lot.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAY-06

D5020.03.02 Lighting Accessories (Lighting Controls)* 1928 Section

1985 - Exterior lighting control consists of local photocells on each exterior fixture.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAY-06

D5030.01 Detection and Fire Alarm**

1988 - Edwards 6500 Conventional fire alarm system, old technology with no strobe devices with bell devices.

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	MAY-06

Event: Replace Fire Alarm System

Concern:
Existing system is missing strobe devices and parts are becoming hard to find for these systems.

Recommendation:
Install new addressable fire alarm system with horn-strobe devices.

Type	Year	Cost	Priority
Code Upgrade	2008	$39,899	Low

Updated: FEB-06

D5030.02.02 Intrusion Detection**

1988 -Security system is a Magnum Alert 1000 with motion detectors and door contact. System has good coverage.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAY-06

D5030.02.02 Intrusion Detection** 1928 Section

1985 - Security system is a Magnum Alert 1000 security panel, with motion sensors in the halls, this system is becomming outdated.

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	MAY-06

Event: Replace Security System

Concern:
Existing security system is becomming out dated and lacks several features which the school board now requires in each school.

Recommendation:
Install new computer based securty system in the school.

Type	Year	Cost	Priority
Lifecycle Replacement	2006	$22,161	Low

Updated: MAR-06

D5030.02.03 Security Access** 1928 Section

1995 - Key card system allows staff to enter the building to deactivate the security system.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAY-06

D5030.04.01 Telephone Systems**

1997 Nortel Meridian Phone system, handles paging and functions well.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAY-06

D5030.04.01 Telephone Systems** 1928 Section

1998 - Telephone system was upgraded in 1998. Telephone switch is a Nortel Norstar MOX16, with a 25 pair phone line coming into the building. The main service enters in the NE side of the building and is routed to the switch in the SW basement.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAY-06

D5030.04.02 Paging Systems*

1997 - Handled through phone system

Rating	Installed	Design Life	Updated
4 - Acceptable	0	15	FEB-06

D5030.04.02 Paging Systems* 1928 Section

1985 - Sound system installed through out the building, based in Allen Watson school, however the system can be controlled from the office in Hamilton.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAY-06

D5030.04.03 Call Systems** 1928 Section

1985 - Call buttons are located in each classroom, to connect to the office through the paging system.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

D5030.04.04 Data Systems**

1998 - Data is centralized in the LAN room above the stage. CAT 5 cabling is run in suspended ceilings free air and in conduits and surface raceway in exposed areas. Fibre optics connect the secondary data reac in the attached School Board Administration Office.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAY-06

D5030.04.04 Data Systems** 1928 Section

1998 - Computer system is based on the top floor in the LAN room, cabling is primarily CAT 5. Data link to main server in Allen Watson is a CAT 6 cable. Supernet, Telus, and WAN fiber has not been run into Hamilton school. There are 5 drops per classroom and one in every office, however there is no computer lab and there is no space in the existing patch panel for additional data runs.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Add Conduit and Wiring for Computer Lab

Concern:
Existing school does not have any area to be used as a computer lab.

Recommendation:
Add conduit, wiring and data drops for a computer classroom, conduit and wire to be surface wiring

Type	Year	Cost	Priority
Program Functional Upgrade	2006	$20,930	Low

Updated: MAR-06

D5030.05 Public Address and Music Systems**

1997 - Dukane MCS 350 PA system that controls the change bells.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	FEB-06

D5030.05 Public Address and Music Systems** 1928 Section

1985 - Public Address system based in Allen Watson School. Separate gymnasium sound system. This system is becomming out dated and is missing functional features that the school requires.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Upgrade Public Address / Phone system

Concern:
Existing public address system is extremely limited in the functions it can perform, and additional speakers and controls are needed.

Recommendation:
Add additional speakers and controls, and replace existing PA system with a new system.

Type	Year	Cost	Priority
Program Functional Upgrade	2006	$55,403	Low

Updated: MAR-06

D5030.06 Television Systems*

1988 - CAT has been brought into the building but there is no distribution through out the school.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	FEB-06

Event: Add CATV distribution to the school.

Concern:
Existing school has no CATV distribution through the school. There is no where for TV's to be utilized in the school.

Recommendation:
Add CATV drops in all classes, library, weight room, shop and gym.

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$8,550	Low

Updated: FEB-06

D5090.02 Packaged Engine Generator Systems (Emergency Power System)**

1988 - Emergency generator is a 10 kW Toshiba Genset which is powered from a diesel tank that is attached.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAY-06

D5090.02 Packaged Engine Generator Systems (Emergency Power System)** 1928 Section

1985 - Kohler Diesel 10 kW Gen set powers emergency lighting circuits in both schools.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	MAY-06

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

The athletic, recreational and therapeutic equipment are all in good condition. Basketball backboards, nets and other accessories are all functional.

Retractable and stationary basketball nets as well as standard portable hockey and volleyball nets, hockey sticks, balls, pucks, etc. Workout room on lower level.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	15	MAY-06

E1090.07 Athletic, Recreational, and Therapeutic Equipment* 1928 Section

1928 - Gymnasium

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

E2010.02.05 Educational Facility Casework*

The millwork is old with stains and missing countertop in the boys washroom.

Rating	Installed	Design Life	Updated
3 - Marginal	0	35	MAY-06

Event: Millwork in the Boys and Girls Washrooms in poor condition

Concern:

There is only one girls and boys washroom for the entire student population. What is there is not acceptable as there is millwork missing, and the existing is not in good condition.

Recommendation:

Replace and add missing millwork in the Boys and Girls Washroom.

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$8,550	Low

Updated: NOV-06

E2010.02.05 Educational Facility Casework* 1928 Section

1928 - Cabinets, built in shelving units

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Replace original millwork throughout

Concern:
Millwork is very worn and damaged.
Recommendation:
Replace millwork throughout. Approx. 35m

Type	Year	Cost	Priority
Failure Replacement	2006	$20,314	Low

Updated: JUN-06

E2010.02.07 Kitchen Casework*

Millwork in the kitchen are in good condition with no deterioration as they are fairly new. Cabinets and cupboards are in working order.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

E2010.02.09 Library Casework* 1928 Section

1928 - Library reception desk, book storage

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Replace library reception desk

Concern:
Librarians reception desk is in poor condition. Very little millwork in library.
Recommendation:
Replace librarians desk, and add more book storage to library.

Type	Year	Cost	Priority
Failure Replacement	2006	$6,156	Low

Updated: OCT-06

E2020 Moveable Furnishings* 1928 Section

1928 - Desks, chairs

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

F1010.02.05 Grandstands and Bleachers**

Wood bleachers in the gym are in good condition and well kept. They are still functional and look as if they have recently been refinished.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

Parking to entrance accessible from the rear of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

K4010.01 Barrier Free Route: Parking to Entrance 1928 Section

1928 - Barrier free entrance on northside

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

K4010.02 Barrier Free Entrances

Rating	Installed	Design Life	Updated
2 - Poor	0	0	MAY-06

Event: Provide power door operator at designated entrance

Concern:

There are no automatic door operator at either the front or rear entry of the school.

Recommendation:

Install automatic door operator at the rear entry door of the school which is accessible for handicap parking.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2007	$11,400	Low

Updated: FEB-06

K4010.02 Barrier Free Entrances 1928 Section

1928 - North entrance at grade

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

K4010.03 Barrier Free Interior Circulation

Barrier free circulation throughout the school is made difficult, due to the different levels and stairs in the school.

Rating	Installed	Design Life	Updated
2 - Poor	0	0	MAY-06

Event: Provide lifts or ramps to accomadate barrier free access

Concern:
Barrier Free Circulation is poor in the school
Recommendation:
Install lifts and or ramps to accomadate for barrier free access where possible.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2007	$22,800	Low

Updated: FEB-06

K4010.03 Barrier Free Interior Circulation 1928 Section

1928 - No barrier free access inside building

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Install chair lifts for barrier free access

Concern:
There is no barrier free access to any of the floors in existing school
Recommendation:
Install chair lifts in stair well.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2006	$29,548	Low

Updated: MAR-06

K4010.04 Barrier Free Washrooms

Barrier Free Washroom

Rating	Installed	Design Life	Updated
2 - Poor	0	0	MAY-06

Event: Barrier Free Washroom not provided

Recommendation:
Make provisions to upgrade the current washrroms to accomadate a barrier free washroom or provide a new washroom located central to the classrooms.

Consequences of Deferral:
Students and staff with physical disability can not be accommodated in the school given the current condition and layout of the interior circulation.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2007	$11,400	Low

Updated: FEB-06

K4010.04 Barrier Free Washrooms 1928 Section

1928 - No barrier free washrooms

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Install barrier free washroom

Concern:
No barrier free washrooms available in school.

Recommendation:
Install at least one barrier free washroom on main floor.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2006	$4,309	Low

Updated: MAR-06

Facility Details

Building Name: Allan Watson School
Address:
Location: Lethbridge

Building Id: S3680
Gross Area (sq. m): 0.00
Replacement Cost: $0
Construction Year: 0

Evaluation Details

Evaluation Company:
Evaluation Date:
Evaluator Name:

Total Maintenance Events Next 5 years: **$41,746**
5 year Facility Condition Index (FCI): **0%**

General Summary:

North asphalt parking lot and athletic fields are shared with Allen Watson School. Landscaping is well maintained. There are some drainage issues but overall site is in good condition.

The school site is bound by two streets on the south and west side where access to the school is accommodated. The playing fields are to the north and the east side of the school is landscaped. The main entry to the school is by the street on the south side with a paved concrete pathway leading to the main level of the school, which is approximately three to four meters above street level.

The site for the school is large however the main entry to the school is hampered by the lack barrier free access from the street level. There is adequate space to accommodate for ramps if found suitable for the school. The north end of the school from the parking lot is adequate for barrier free access given the upgrade to the doors and the addition of a canopy cover. The parking lot is in need of resurfacing and new lines painted throughout. Overall the rating of the site is acceptable.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

Asphalt roadway to parking lot. The roadway to the school is paved asphalt. There are catch basins throughout and there are no visible holes on the roadway.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

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

Paving Parking Lot-Asphalt
There are visible signs that the parking lot asphalt has been deteriorating over time. There are many areas where the asphalt is crumbling and cracks are distributed throughout.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Resurface the paving in the parking lot

Concern:
Cracks and holes are evident throughout the parking lot area
Recommendation:
Resurface the parking lot and provide new parking lines in addition to designation of handicap parking stall (Approximately 800 sq. m. area).

Type	Year	Cost	Priority
Failure Replacement	2007	$34,199	Medium

Updated: JUN-06

G2020.02.02 Flexible Paving Parking Lots(Asphalt)** 1928 Section

Asphalt parking area

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G2020.05 Parking Lot Curbs and Gutters*

Asphalt curbs have been incorporated with the parking lot around the perimeter of the paved areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G2020.06.02 Parking Bumpers*

Concrete tire bumpers are provided for the parking areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G2020.06.03 Parking Lot Signs*

Parking Lot Signs

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G2020.06.04 Pavement Markings*

Pavement markings are in need of repainting as they have worn out.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Pavement markings are worn

Concern:
Pavement markings are worn
Recommendation:
Repaint the pavement marking in the parking lot and add handicap stall area.

Type	Year	Cost	Priority
Failure Replacement	2007	$5,700	Low

Updated: MAY-06

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete sidewalks. Concrete stairs and pavement is provided at the front of the school from the street. They are in good condition throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G2030.06 Exterior Steps and Ramps*

Concrete steps. Exterior concrete stairs leading to the school are in good shape. There are no visible signs of heaving.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G2040.02 Fences and Gates**

Fenced athletic fields and parking lot. There is a fenced area in the north side of the school that separates the school from the maintenance building.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G2040.03 Athletic and Recreational Surfaces**

Shared athletic field with Allen Watson School. The playing fields are in good shape with grass throughout. There are no exterior basketball courts or other hard playing surfaces around the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G2040.06 Exterior Signs*

The school sign is located on top of the front entry of the school. There are also signs in the parking areas to designate handicap stalls.

Rating	Installed	Design Life	Updated
5 - Good	0	0	MAY-06

G2040.06 Exterior Signs* 1928 Section

Metal lettering

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Replace metal signage

Concern:
Metal letters in poor condition, should be replaced
Recommendation:
Replace metal lettering with new sign.

Type	Year	Cost	Priority
Repair	2006	$1,847	Low

Updated: MAR-06

G2040.08 Flagpoles*

There is a flagpole located directly in front of the front entry of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G2040.11 Retaining Walls*

Retaining walls at the front entry of the school are in good shape and there are no visible cracks.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAY-06

G2050.01 Irrigation Systems*

Underground sprinkler system provided.

Irrigation provided on west side. South side and field partially irrigated by City.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G2050.04 Lawns and Grasses*

The school site has grassed fields and trees throughout. The site is mostly grassed around the perimeter except for the front entry, which has a concrete paved surface.

Rating	Installed	Design Life	Updated
5 - Good	0	0	MAY-06

G2050.05 Trees, Plants and Ground Covers*

Trees, Plants, and Ground Covers

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G3010.02 Site Domestic Water Distribution* 1928 Section

Municipal service serves domestic water, irrigation water, and standpipe system.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G3030.01 Storm Water Collection* 1928 Section

Storm water retained in underground tank located at front of school.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	MAY-06

Event: Replace storm retention tank.

Concern:
The exiting underground storm retention tank is undersized and has backed up into the school in the past.

Recommendation:
Replace the underground tank with an appropriately sized tank.

Type	Year	Cost	Priority
Code Upgrade	2006	$61,559	Low

Updated: MAR-06

G3060.01 Gas Distribution* 1928 Section

Municipal gas supply.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G4010.03 Electrical Power Distribution Equipment*

The main service transformer is a padmount 225KVA, 120/208V transformer.

Pad mount transformer adjacent to building has adequate blast wall protection.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G4010.04 Car Plugs-ins*

There are car plugs on Allen Watson school parking.

Car plug-ins along building and fence, 15 in total.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06

G4020.01 Area Lighting*

The exterior fixtures consist of one dusk-til-dawn 150 W HPS, and one 150W HPS flood light.

Area lighting is provided by wall mounted 150W HPS fixtures.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAY-06