

# RECAPP Facility Evaluation Report

Calgary RCSSD #1



**St. Rose Of Lima Elementary / Jr. High School**

B2823A

Calgary

<b>Facility Details</b>	
<b>Building Name:</b>	St. Rose Of Lima Elementar
<b>Address:</b>	2419 - 50 Street N. E.
<b>Location:</b>	Calgary
<b>Building Id:</b>	B2823A
<b>Gross Area (sq. m):</b>	5,572.44
<b>Replacement Cost:</b>	\$12,752,229
<b>Construction Year:</b>	1975

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	BCW Architects
<b>Evaluation Date:</b>	December 7 2007
<b>Evaluator Name:</b>	Tim Lee

**Total Maintenance Events Next 5 years:           \$3,813,460**  
**5 year Facility Condition Index (FCI):                   29.90%**

**General Summary:**

St. Rose of Lima is a Junior High school constructed in the year 1975. It has a gross area of 5443 M2, This includes two portable sections located on the south and east ends of the building. It is a single story structure, with two additions, one in 1985 & and one in 1999.

**Structural Summary:**

The three construction phases were all on concrete foundations with load bearing masonry walls. The roof structure is a combination of OWSJ and Steel Truss supporting a metal deck. Overall the structure of the building in a good condition.

**Envelope Summary:**

The exterior walls at the front are constructed with giant brick, brick, and pre-finished metal siding. Continuous soldier course accented band at window head and sill height. Concrete block is used on the back elevation. A two storey high atrium at the centre of main entrance. Windows are double glazed sealed units in bronze anodized aluminum frame, vented unit. The building envelope is in good condition.

**Interior Summary:**

Floors in common areas and classrooms are vinyl tile. The administration area is carpeted. Washroom floors are quarry tile, wall with ceramic tile. Gymnasium is wood flooring. Walls are painted concrete block and gypsum board. Ceilings are suspended T-bar ceiling grids with 2x4 acoustic ceiling tile. Overall the school interiors are in very good condition.

**Mechanical Summary:**

Heating is provided by gas fired boilers located in separate plant rooms serving perimeter radiation and AHU for each phase of the site (1975, 1985 & 2000 phases). The control system is pneumatic. 2 portables (1991 & 2000 vintage) are heated and ventilated via furnaces

Domestic hot water is provided by 3, gas fired DHWH. Plumbing, sanitary and domestic water lines are in satisfactory condition.

Mechanical systems are generally in acceptable condition however the building doesn't meet current code requirements in regards to Boiler room ventilation.

Additional ventilation should be added to the computer room to lower space temperatures. Additional exhaust ventilation should be added to the Janitor rooms and the Dust extractor serving the industrial arts room replaced.

Overall the Mechanical System is in Acceptable condition

**Electrical Summary:**

The school is supplied by a new 1200 Amp service which feeds the original service in the main floor electrical room. It is recommended to change out all T-12 fixtures to new T-8 fixtures to increase efficiency and light quality. Overall the electrical systems for this school are in good condition and are well maintained.

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

## S1 STRUCTURAL

### A1010 Standard Foundations - 1975 Section\*

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

### A1010 Standard Foundations - 1985 Section\*

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	FEB-08

### A1010 Standard Foundations - 1999 Section\*

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

### A1030 Slab on Grade - 1975 Section\*

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

### A1030 Slab on Grade - 1985 Section\*

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	FEB-08

### A1030 Slab on Grade - 1999 Section\*

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

### B1010.01 Floor Structural Frame (Building Frame) - 1975 Section\*

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

**B1010.01 Floor Structural Frame (Building Frame) - 1985 Section\***

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	FEB-08

**B1010.01 Floor Structural Frame (Building Frame) - 1999 Section\***

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1975 Section\***

Concrete block wall construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1985 Section\***

Concrete block wall construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	FEB-08

**B1010.02 Structural Interior Walls Supporting Floors (or Roof) - 1999 Section\***

Concrete block wall construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1975 Section\***

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1985 Section\***

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	FEB-08

**B1010.03 Floor Decks, Slabs, and Toppings - 1999 Section\***

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**B1010.05 Mezzanine Construction - 1975 Section\***

Concrete block wall and slab construction for the gymnasium stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

**B1010.05 Mezzanine Construction - 1999 Section\***

Steel & Concrete construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**B1010.06 Ramps: Exterior - 1975 Section\***

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	40	FEB-08

**B1010.06 Ramps: Exterior - 1999 Section\***

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	40	FEB-08

**B1010.07 Exterior Stairs - 1985 Section\***

Steel and Wood construction located at the portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	40	FEB-08

**B1010.09 Floor Construction Fireproofing - 1975 Section\***

No unprotected areas noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

**B1010.09 Floor Construction Fireproofing - 1985 Section\***

No unprotected areas noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	FEB-08

**B1010.09 Floor Construction Fireproofing - 1999 Section\***

No unprotected areas noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**B1010.10 Floor Construction Firestopping - 1975 Section\***

No unprotected penetrations noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

**B1010.10 Floor Construction Firestopping - 1985 Section\***

No unprotected penetrations noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	FEB-08

**B1010.10 Floor Construction Firestopping - 1999 Section\***

No unprotected penetrations noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**B1020.01 Roof Structural Frame - 1975 Section\***

OWSJ / Steel truss roof system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

**B1020.01 Roof Structural Frame - 1985 Section\***

OWSJ / Steel truss roof system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	FEB-08

**B1020.01 Roof Structural Frame - 1999 Section\***

OWSJ / Steel truss roof system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**B1020.04 Canopies - 1975 Section\***

Steel / Brick construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

**B1020.04 Canopies - 1999 Section\***

Steel / Brick construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**B1020.06 Roof Construction Fireproofing - 1975 Section\***

No unprotected areas noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

**B1020.06 Roof Construction Fireproofing - 1985 Section\***

No unprotected areas noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	FEB-08

**B1020.06 Roof Construction Fireproofing - 1999 Section\***

OWSJ and metal deck should be spray fire-proofed in the mechanical room. Cost would be \$1000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1985 Section\*

Giant brick in running bond at top and bottom of the building facade, divided by brick soldier course accent band at the window head and sill level, with brick running bond in the middle.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	75	FEB-08

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin - 1999 Section\*

Giant brick in running bond at top and bottom of the building facade, divided by brick soldier course accent band at the window head and sill level, with brick running bond in the middle.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	75	FEB-08

### B2010.01.06.03 Metal Siding\*\*

Vertical prefinished metal siding.

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

#### Event: Replace Metal Siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$86,029	Low

**Updated:** FEB-08

### B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1999 Section\*\*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	20	FEB-08

#### Event: Repair Joint Sealers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$31,689	Low

**Updated:** APR-08



**B2010.01.13 Paints (& Stains): Exterior Wall - 1999 Section\*\***

Paint / stain wood siding for portable structures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	15	FEB-08

**Event: Repair Paints & Stains**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$21,050	Low

**Updated:** APR-08

**B2010.02.01 Cast-in-place Concrete:Ext.Wall Const - 1999 Section\***

Cast in place reinforced concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1985 Section\***

At the time of review, the outside temperature was at minus 15 degree Celsius, no signs of condensation or moisture shown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	FEB-08

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation - 1999 Section\***

At the time of review, the outside temperature was at minus 15 degree Celsius, no signs of condensation or moisture shown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**B2010.06 Exterior Louvers, Grilles, and Screens - 1999 Section\***

Pre-finished metal grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**B2010.09.03 Siding Panels:Soffits - 1999 Section**

Prefinished metal vented soffit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	0	FEB-08

**B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1985 Section\*\***

Sealed double glazed unit in dark bronze anodized aluminium frame vented windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	40	FEB-08

**Event: Replace Aluminum Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$196,768	Low

**Updated:** FEB-08

**B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1999 Section\*\***

Sealed double glazed unit in dark bronze anodized aluminium frame vented windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	40	FEB-08

**Event: Replace Aluminum Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$50,336	Low

**Updated:** FEB-08

**B2030.01.02 Steel-Framed Storefronts: Doors - 1985 Section\*\***

Hollow metal insulated doors with large view ports.

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

**Event: Replace Exterior Entrance Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,902	Low

**Updated:** FEB-08

**B2030.01.02 Steel-Framed Storefronts: Doors - 1999 Section\*\***

Hollow metal insulated doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	FEB-08

**Event: Replace Exterior Entrance Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$35,235	Low

**Updated:** FEB-08

**B2030.02.01 Metal Doors and Frames - 1985 Section**

Hollow metal insulated doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	FEB-08

**B2030.02.01 Metal Doors and Frames - 1999 Section**

Hollow metal insulated doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	0	FEB-08

**B3010.01 Deck Vapor Retarder and Insulation - 1985 Section\***

At the time of review, the outside temperature was at minus 15 degree Celsius, no signs of condensation or moisture shown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	FEB-08

**B3010.01 Deck Vapor Retarder and Insulation - 1999 Section\***

At the time of review, the outside temperature was at minus 15 degree Celsius, no signs of condensation or moisture shown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1985 Section\*\***

At the time of review, the roof was covered with snow, visual inspection was limited.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	25	FEB-08

**Event: Replace Membrane Roofing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$185,328	Low

**Updated:** APR-08

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1999 Section\*\***

At the time of review, the roof was covered with snow, visual inspection was limited.

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

**Event: Replace Membrane Roofing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$410,696	Low

**Updated:** APR-08

**B3010.08.02 Metal Gutters and Downspouts - 1985 Section\*\***

Prefinished metal scuppers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	30	FEB-08

**Event: Replace Metal Gutters and Downspouts**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,750	Low

**Updated:** APR-08

**B3010.08.02 Metal Gutters and Downspouts - 1999 Section\*\***

Prefinished metal scuppers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	FEB-08

**Event: Replace Metal Gutters and Downspouts**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$9,541	Low

**Updated:** APR-08

**B3020.02.01 Roof Hatches - 1985 Section**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	FEB-08

B3020.02.01 Roof Hatches - 1999 Section

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

### S3 INTERIOR

#### C1010.01.03 Unit Masonry Assemblies: Partitions

Painted concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1975	0	FEB-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

#### C1010.03 Interior Operable Folding Panel Partitions\*\*

Recessed track, prefinished folding panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	30	FEB-08

#### Event: Replace Folding Panel Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$49,078	Low

**Updated:** APR-08

#### C1010.04.01 Metal Railings

Painted metal pipe rails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	0	FEB-08

#### C1010.05.02 Steel Windows

Painted press steel frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	0	FEB-08

#### C1010.06 Interior Glazed Partitions and Storefronts\*

Painted press steel frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	0	FEB-08

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

Fire seal at penetration in Electrical room needs to be done.(cost would be \$300)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

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

Painted hollow metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	40	FEB-08

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

Painted hollow metal door with ulc label as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

**C1020.05 Interior Large Doors\***

Painted hollow metal doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	0	FEB-08

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

Wood and tack visual display boards. Recessed wall mount glass display cases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	20	FEB-08

**Event: Replace Visual Display Boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$207,064	Low

**Updated:** APR-08

**C1030.02 Fabricated Compartments(Toilets>Showers)\*\***

Prefinished metal partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	30	FEB-08

**Event: Replace Toilets>Showers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$31,460	Low

**Updated:** APR-08

**C1030.06.01 Metal Handrails**

Painted metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	0	FEB-08

**C1030.10 Lockers\*\***

Prefinished metal lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	30	FEB-08

**Event: Replace Lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$263,120	Low

**Updated:** APR-08

**C1030.12.04 Prefabricated Wood Storage Shelving**

Paint / stain wood shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

**C1030.14.01 Toilet Accessories**

Prefinished metal accessories include paper towel dispenser, soap dispense and toilet paper holder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08



**C2010.03 Metal Stair Construction**

Steel stair in the service areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	0	FEB-08

**C2020.05 Resilient Stair Finishes\*\***

Sheet goods, vct and possible vat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	20	FEB-08

**Event: Replace Resilient Stair Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$43,701	Low

**Updated:** APR-08

**C2020.08.06 Metal Railings and Balustrades**

Painted metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	0	FEB-08

**C3010.02 Wall Paneling\*\***

Prefinished / fabric paneling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	30	FEB-08

**Event: Replace Wall Paneling**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$261,976	Low

**Updated:** APR-08

**C3010.06 Tile Wall Finishes\*\***

Ceramic wall tile in washrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1975	40	FEB-08

**Event: Replace Tile Wall Finishes**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$159,016	Low

**Updated:** APR-08

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

Acoustic blocks in the gymnasium.  
Acoustic blocks, vertical wood slat and acoustic panels in the band room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1975	20	FEB-08

**Event: Replace Acoustical Wall Treatment**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2012	\$227,656	Low

**Updated:** APR-08

**C3010.11 Interior Wall Painting\***

Latex painting.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1975	10	FEB-08

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

Painted concrete in the work shop.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1975	10	FEB-08

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

Quarry tile floor in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	50	FEB-08

**Event: Replace Tile Floor Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$66,352	Low

**Updated:** APR-08

**C3020.04 Wood Flooring\*\***

Solid wood floor in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	30	FEB-08

**Event: Replace Wood Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$62,920	Low

**Updated:** APR-08

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

Sheet goods, vct and possible vat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	20	FEB-08

**Event: Replace Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$274,560	Low

**Updated:** APR-08

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

Carpet floor in office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	15	FEB-08

**Event: Replace Carpet Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$46,446	Low

**Updated:** APR-08

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

Prefinished metal 'T' bar ceiling grids with 2x4 ceiling tiles in suspend system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	25	FEB-08

**Event: Replace T-Bar**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$169,198	Low

**Updated:** APR-08

**C3030.07 Interior Ceiling Painting\***

Latex paint.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	20	FEB-08

## S4 MECHANICAL

### D2010.04 Sinks - \*\*

Majority of sinks located in Science labs and Cooking class. Art, prep and nurse rooms also contain sinks. 3 Janitor sinks located in Janitor stores throughout. Janitor sinks are porcelain and plastic, remainder are stainless, counter mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	FEB-08

**Event: Replace 26 Sinks & 3 Janitor Sinks**

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

**Updated:** APR-08

### D2010.05 Showers - \*\*

All showers supplied with tepid water. Gang showers in poor condition, but rarely used. Repairs probably not warranted.

Mens:

9 Gang showers, 6 of which missing handles

Womens:

5 Gang showers and 4 Cubicle showers

Gym office:

1 individual shower

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	FEB-08

**Event: Replace 14 Gang showers & 5 individual showers**

**Recommendation:**

Showers (possibly excluding staff shower) are very rarely used. Although some in poor condition, replacement is probably not warranted.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,081	Low

**Updated:** APR-08

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

Crane, wall mounted, non-refrigerated drinking fountains throughout.  
2 x stainless & 2 x porcelain

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	35	FEB-08

**Event: Replace 4 Drinking Fountains**

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

**Updated:** APR-08

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

2 x American Standard Floor mounted, flush valve urinals  
4 x Crane wall mounted, flush valve urinals  
23 x Crane counter mounted lavs  
18 Crane & 6 American Standard, floor mounted, flush valve WC  
The 6 American Standard WC appear to have replaced the original Crane versions as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	FEB-08

**Event: Replace 26 WC, 23 Lav & 6 Urnl**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$99,793	Low

**Updated:** APR-08

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

Municipal water supply. Pressure, volume and quality acceptable.  
Copper tubing and fittings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	40	FEB-08

**Event: Replace Domestic Water valves**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$32,439	Low

**Updated:** APR-08

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

Main 4" water supply fed through two parallel 2" Backflow preventers  
 Additional BFP provided on heating system make up water. All appear in good condition and regularly inspected.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	20	FEB-08

**Event: Replace Backflow Preventors**

**Concern:**

Failure resulting in contamination of building or city water supplies

**Recommendation:**

Continue routine inspection and replace as required

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$25,064	Medium

**Updated:** APR-08

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

1" Domestic Hot Water in-line recirculation pump in plantroom. 1/6 hp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	20	FEB-08

**Event: Replace DHW recirc pump**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,794	Low

**Updated:** APR-08

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

3 AO Smith, natural gas fired, natural draft, storage type domestic hot water heaters serve the site

2 x Model BT-365-730-S (original 1975)  
 75 Gallon  
 275.9 Recovery  
 328.5 MBH input

1 x Model BT-365H-880S (New)  
 69 Gallon  
 276 Recovery  
 328.5 MBH input

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	20	FEB-08

**Event: Replace 2 original Domestic Water Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,880	Low

**Updated:** APR-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Sanitary piping cast iron linked to Municipal sanitary sewage system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Cast iron storm water tied to city mains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Full flow Zurn roof drains throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	40	FEB-08



**D3010.02.01 Natural Gas Supply Systems**

Gas distribution to boilers, domestic hot water heaters, science labs. Banded or painted yellow as required in plant rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	60	FEB-08

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

Site served by natural gas fired, natural draft boilers installed in various phases.

(new wing, 2000)

Boilers 1 - 4

Multitemp

2,000 MBH total

(1985 wing)

Hydrotherm

3 x model MR900BP

720 MBH total input

648 MBH total output

(Original 1975 wing)

10 x Galaxy, cast iron Slan-Fin

model G300

270 MBH input (each)

216 MBH output (each)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	35	FEB-08

**Event: Replace Heating Boilers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$145,027	Low

**Updated:** APR-08

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

Boiler flues in acceptable condition. Low level combustion air, no frost box installed. No high level ventilation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	FEB-08

**Event: Provide high level ventilation to mech rooms**

**Concern:**

Boiler rooms don't have high level ventilation opening in accordance with current gas code. Refer Natural Gas and Propane Installation code - B149.1 section 8.4.1

**Recommendation:**

Provide high level ventilation opening in accordance with gas code

**Consequences of Deferral:**

Potential for contaminants to build up in boiler room. Possibly leading to adverse health effects and potential for explosion.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2011	\$17,160	Medium

**Updated:** APR-08

**Event: Replace Flues**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$31,095	Low

**Updated:** APR-08

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

Chemical pot feeder installed on all systems. Treatment added as required and logged.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

2000 Portable  
 PAC III Manufactured Air Systems  
 90 MBH input  
 72 MBH Output

1991 Portable  
 Carrier  
 Model 58SSC090  
 110 MBH Input  
 92 MBH Output

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	FEB-08

**Event: Replace 2 Furnaces**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$72,555	Low

**Updated:** APR-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	FEB-08

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

(Original 1975)  
Trane Torrivent  
Model T10-HF-TH

Trane - Blo Through Climate Changer  
Model 41MP-HFD

(1985 Wing)  
Engineered Air  
Model T-M6  
8,500 CFM

(2000 Wing)  
Engineered Air  
Model LM-15-C  
14,800 CFM

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	FEB-08

**Event: Replace original Air Handling Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$453,658	Low

**Updated:** APR-08

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

Panel filters installed in AHU

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

**D3040.01.04 Ducts: Air Distribution - \***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Square cone diffusers, eggcrate and some side return grille located throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Heating water fed through steel piping to perimeter heating and 3-way valve on coils for AHU.

2000 Mech room  
Parallel Armstrong primary supply pumps

1985 Mech Room  
Parallel TACO primary supply pumps  
model 4J265C7  
3/4 hp

Original Mech room  
3 primary supply pumps  
name plates illegible

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	40	FEB-08

**Event: Replace Hot Water Distribution Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$481,202	Low

**Updated:** APR-08

**D3040.04 Special Exhaust Systems**

Computer room is too hot and requires additional ventilation

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

**Event: Exhaust air required in Computer Room**

**Concern:**

High density of computers is causing high heat issues in computer room. Will reduce equipment life and cause occupant discomfort.

**Recommendation:**

Provide additional exhaust ventilation to draw air through room

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$5,148	Low

**Updated:** APR-08

**D3040.04 Special Exhaust Systems**

Fume hoods in science labs (2 total)  
 Mott Manufacturing Ltd.  
 Model 7B2100

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

**D3040.04 Special Exhaust Systems**

Exhaust fans and fume hoods serving paint and photo rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

**D3040.04 Special Exhaust Systems**

Dust Collector serving industrial arts room  
 APSCO  
 Model CE-400-2ABID  
 Unit extremely noisy and located within the teaching space  
 Doesn't filter dust effectively, dumps most back into the space

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1975	0	FEB-08

**Event: Replace Dust Collector**

**Concern:**

Existing Dust Collector is ineffective, and too noisy to operate in its current location in a teaching environment.

**Recommendation:**

Replace with a new model and locate outside the teaching space.

**Consequences of Deferral:**

Poor air quality (dust), possible breathing issues, possible hearing damage for prolonged users (staff).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$22,880	Low

**Updated:** APR-08

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

Washrooms and gym served by roof mounted exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	FEB-08

**Event: Replace Roof Mounted exhaust fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,087	Low

**Updated:** APR-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

**Event: Provide Exhaust ventilation to Janitor Room**

**Concern:**

Exhaust ducting should be provided to Janitor rooms. Rooms smell and contain potentially harmful chemical vapors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$2,288	Low

**Updated:** APR-08

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

Typical eggcrate

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

**D3040.05 Heat Exchangers - \*\***

Glycol heat exchangers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	FEB-08

**Event: Replace Glycol Heat Exchangers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$16,135	Low

**Updated:** APR-08

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

Humidifiers on '2000' Engineered Air AHU only

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	25	FEB-08

**Event: Replace Humidifiers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,025	Low

**Updated:** APR-08

**D3060.02.02 Pneumatic Controls\*\***

Paragon controls for energy management.  
 Low voltage wiring and pneumatic controls throughout.  
 Honeywell controls thermostats  
 Compressor and filter dryer in acceptable condition.  
 Quincy model QC00506D001 controls compressor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	40	FEB-08

**Event: Replace HVAC Pneumatic Controls**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$77,547	Low

**Updated:** APR-08

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

ABC rated Fire Extinguishers throughout. Appear suitably located and regularly inspected

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	30	FEB-08



## S5 ELECTRICAL

### D5010.01 Main Electrical Transformers\*\*

There is a new 500 KVA transformer that was installed in 2000. It is located seven meters north east of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	40	FEB-08

#### Event: Replace Main Electrical Transformers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$54,912	Low

**Updated:** FEB-08

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

During the 2000 renovation a new Federal Pioneer 1200 Amp 120/208 Volt 3phase 4wire was added that now sub feeds the existing Federal Pioneer 800 Amp service. Both distributions are in good condition and they feed a variety of panels and motor controls throughout the school. The dollar value in the Life Cycle replacement is only for the originally installed distribution.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	40	FEB-08

#### Event: Replace Original Main Distribution

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$49,192	Low

**Updated:** APR-08

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

This school has Federal Pioneer 225 Amp 42 circuit panels located throughout the school. Eleven of the panels are fed from the 800 Amp sub distribution. Some of these panels were a part of the original installation but appear to be in good condition. According to the caretaker some of the panel schedules are not accurate. It would cost less then \$1000 to ensure that the panel schedules are accurate. In the portables there is a 18 circuit Cutler Hammer that was installed in 2000 and a 12 circuit Commander panel installed in 1991.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	FEB-08

#### Event: Replace Original Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$37,752	Low

**Updated:** APR-08

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

There are a combination of Allan Bradley, Square D and Westinghouse starters installed throughout the school that operate a variety of pumps and motors. The majority of this equipment is located in any of the three mechanical rooms. The cost associated with the Life Cycle Replacement is for the motor starters that appear to be a part of the original construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	FEB-08

**Event: Replace Motor Starters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$13,728	Low

**Updated:** APR-08

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

Branch circuit wiring for receptacles, lighting, motors is done with EMT, flexible metal conduit and pack poles. Receptacles were randomly tested throughout the school. The pack poles located in the computer should be secured at the base as they are all unstable. This repair would cost less then \$1000. The science labs have receptacles that are located very close to the sinks and it is recommended that these receptacles have GFCI protection. This upgrade would cost less then \$1000 as well.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

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

The lighting within the school is controlled by a combination of line voltage toggle and key switches. The appear to be in good operating condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

**D5020.02.02.01 Interior Incandescent Fixtures - \***

Only one incandescent fixture was noticed in the storage room that is adjacent to the portables. The lamp in this fixture could be changed out to a compact fluorescent. There are 11 pot lights and 6 track lights located in the music room that are controlled by dimmers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	30	FEB-08

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

In the renovation in 2000 the fixtures were changed out with fixtures that have T-8 lamps. The majority of the remainder of the school still has fixtures that have T-12 lamps. It is recommended that all these fixtures be changed out to ones that have T-8 lamps. This would increase efficiency and would provide better light quality.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	FEB-08

**Event: Replace T-12 fluorescent fixturesres**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$72,072	Low

**Updated:** APR-08

**D5020.02.02.05 Other Interior Fixtures - \***

There are 9 Mercury Vapor 400 Watt high bay fixtures located in the gymnasium and the ballasts for these fixtures are located in the mechanical room. They appear to be functioning properly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Emergency lighting is provided by Emergi Lite, Lumacell. The Emergi Lite fixtures appear to be a part of the original construction and look to be in good operating condition. The battery packs are tested on an annual basis by Altex Security. The caretaker mentioned that when she last tested the emergency battery packs the remote heads down the north corridor in the 2000 portion did not come on. She has requested that it be looked at.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	20	FEB-08

**Event: Replace Original Battery Packs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$27,456	Low

**Updated:** APR-08

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

All exit signs have LED lamps and it appears they were all changed out in 2000.

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

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

There is a combination of High Pressure Sodium Fixtures located on the exterior of the school. There are 70 Watt pot lights located at each of the entrances. As well there are 150 Watt wall packs located on the east and south sides. It appears there were wall packs on the north side of the school that have been removed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Exterior lighting is operated by a contactor that is controlled by two photo cells that are located on the roof of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

The fire alarm panel is a part of the original construction and is a Edwards Custom 6500. It was last inspected by Altex Security in December of 2006. It has exceeded it's theoretical design life by 7 years but appears to be in good operating condition. There is also a fire alarm graphic located at the front entrance. The fire alarm system is monitored by Highfield Security.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	25	FEB-08

**Event: Replace Main Fire Alarm Panel**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$43,472	Low

**Updated:** APR-08

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

This school is protected by a Blue Knight security system that was installed in 2000. There is a Regency key pad located at the main entrance and motion sensors located throughout the school. The security system is monitored by Highfield Security.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	FEB-08

**Event: Replace Security System**

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

**Updated:** APR-08

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

The score clock in the gym is provided by Nevco and it appears to be in good operating condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	25	FEB-08

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

Telephone service is provided by Telus and there are Nortel Network phones located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	25	FEB-08

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

Fiber Optic cabling is provided by Bell Super Net that enters the building at the water meter room. The network system consists of a Nortel Server, Content Delivery Device, 3com switches and UPS provided by APC. The Network rack is located in the electrical room on the main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

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

The intercom system is a Rauland MCX300 that was apart of the original construction/. A Sony CD player and Phillips cassette player was added to the system. In the gymnasium there is a Genesis sound system and EFX amplifier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	20	FEB-08

**Event: Replace Intercom system**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$24,024	Low

**Updated:** APR-08

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

Shaw cable has been provided to the school and one outlet was noticed in the library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.02 Library Equipment\*

Wood cabinets and shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	0	FEB-08

### E2010.02 Fixed Casework\*\*

Wood cabinets and shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1999	35	FEB-08

#### Event: Replace Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$701,272	Low

**Updated:** APR-08

### E2010.03.01 Blinds\*\*

Venetian blinds and heavy duty drapes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	30	FEB-08

#### Event: Replace Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$107,536	Low

**Updated:** APR-08

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

Architectural: wood framed construction bearing on concrete ads. Envelope includes metal cladding, 2 ply SBS roof membrane and aluminium framed field glazed windows complete with wire mesh security grilles. Interior components include vinyl tile, solid core wood doors, pressed steel frames, acoustic tile ceilings, painted gypsum board, painted/clear finish millwork and white boards / tack boards.

Electrical: Power for the single phase 120/208 Volt panels in each portable is fed from the main CDP located in the electrical room. Communications and paging is connected to the main building systems. The smoke detectors and pull stations have there own zone in the schools fire alarm panel. Emergency lighting is tested on a regular basis and is operational. Lighting consists of surface mount fluorescent fixtures with T-12 lamps.

Mechanical: Heating and Ventilation provided via self contained, natural gas fired furnace unit c/w stainless steel heat exchanger, wall louvre, supply fan and 25 mm disposable filters. Sprinkler system not installed. Fire extinguishers installed throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	0	FEB-08

**F2020.01 Asbestos\***

The original school was build in 1975, vinyl asbestos floor tile appears in some rooms. Major addition and renovation was done in 1999, asbestos assessment may have been done during the last phase of construction. No other findings at the time of review.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1975	0	FEB-08

**F2020.04 Mould\***

No mould observed or reported during inspection.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1975	0	FEB-08

**F2020.09 Other Hazardous Materials\***

Hazardous materials are stored in a good manner

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	1975	0	FEB-08

## S8 FUNCTIONAL ASSESSMENT

### K4010.01 Barrier Free Route: Parking to Entrance\*

Paved parking stalls with handicap stall marking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

### K4010.02 Barrier Free Entrances\*

Equipped with door operator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

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

Ramp with proper round shape handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

### K4010.04 Barrier Free Washrooms\*

Good circulation with proper stalls and grab bars.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08

### K4020 Building Code

Door closer arms are disconnect at fire doors, rectify action should be taken ASAP. Cost would be \$100.  
Fire spray proofing is missing in mechanical room. Cost would be about \$1000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-08



# RECAPP Facility Evaluation Report



**St. Rose Of Lima Junior High School**

S2823  
Calgary

<b>Facility Details</b>	
<b>Building Name:</b>	St. Rose Of Lima Junior Hig
<b>Address:</b>	
<b>Location:</b>	Calgary
<b>Building Id:</b>	S2823
<b>Gross Area (sq. m):</b>	0.00
<b>Replacement Cost:</b>	\$0
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	Celtic Project Services Ltd.
<b>Evaluation Date:</b>	December 7 2007
<b>Evaluator Name:</b>	Bob Cotterall / Jay Robertson

**Total Maintenance Events Next 5 years:                   \$128,823**  
**5 year Facility Condition Index (FCI):                         0%**

**General Summary:**

St. Rose of Lima is an Junior High School. It is a single story structure with a gross area of 5572m<sup>2</sup>. This includes a portable section attached to the south end of the building. There is an asphalt paved parking lot on south east corner of the site with grass fields located on the west side of the school, a basketball court on the north west side of the school. Located to the south of the school (off school property) is a ice rink and more grass fields. Overall this site is in good condition.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

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

## S7 SITE

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

Asphalt streets running along east and north edges of the property.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	25	FEB-08

**Event:** Replace Roadway

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$31,229	Low

**Updated:** APR-08

### G2010.05 Roadway Curbs and Gutters - \*

Concrete curb and gutter along east and north edges of the property.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Asphalt parking lot located to the south east of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	25	FEB-08

**Event:** Replace Parking Lot

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$50,772	Low

**Updated:** APR-08

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

Concrete curbs along east edge of the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

### G2020.06.02 Parking Bumpers - \*

21 pre-cast concrete parking bumpers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

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

Steel signage located on the east edge of the property.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Painted lines including one handi-cap marked stall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Cast in place concrete sidewalks along the east and north edges of the site with two leaders on the north east corner. One from the entrance to the parking lot, the other for the entrance to the site. There is also another leader from the south east corner of the school to the street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	25	FEB-08

**Event: Replace Pedestrian Concrete**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$40,107	Low

**Updated:** APR-08

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

Steel and wood stairs at the portable entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

**G2040.02.04 Wire Fences and Gates\***

Post and cable fence along north and east edges of the site.

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

**G2040.03 Athletic and Recreational Surfaces - \*\***

Asphalt basketball court on the north west corner of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	25	FEB-08

**Event: Replace Asphalt**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,715	Low

**Updated:** APR-08

**G2040.05.04 Bicycle Racks**

Steel bicycle rack located on the SW corner of the school.

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

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

Steel signage affixed to the brick at the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

**G2040.08 Flagpoles - \***

One flagpole located at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Lawns partially covered by snow at the time of the review. Visible areas in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Mature trees along all four borders of the site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

One FH located across the street on the east side of the school, one FH located on the NW corner of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1975	0	FEB-08

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

Manhole located on the NE corner of the school in the grass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Two catch basins located in the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Gas service underground.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

**G4010.03 Electrical Power Distribution Equipment - \***

Pad-mount transformer located on the east side of the school. Electrical service runs underground to the school from there.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

13 pre-cast concrete posts located on the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

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

Street lighting along north and east edges of property.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1975	0	FEB-08