

RECAPP Facility Evaluation Report

Calgary RCSSD #1



St. Thomas More Elementary School

B2828A

Calgary

Facility Details	
Building Name:	St. Thomas More Elementar
Address:	6110 Temple Drive N. E.
Location:	Calgary
Building Id:	B2828A
Gross Area (sq. m):	2,929.21
Replacement Cost:	\$6,703,339
Construction Year:	1981

Evaluation Details	
Evaluation Company:	BCW Architects
Evaluation Date:	October 25 2007
Evaluator Name:	Roger LeBlanc

Total Maintenance Events Next 5 years: \$2,273,815
5 year Facility Condition Index (FCI): 33.92%

General Summary:

St. Thomas More is an elementary school constructed in the year 1981. It is a single story structure with a gross area of 2929m². There is a question of mould in the NW corner of the school as the interior drywall was being replaced at the time of the review, and there are investigative core holes in the exterior brick on the west side of the school. If not already done, a study should be conducted to determine the exact cause and extent to this problem.

Structural Summary:

This building was constructed in 1981. The building is sitting on concrete foundation walls with interior load bearing masonry walls running up to an OWSJ roof construction. This building is a single story structure and it is in an overall good condition.

Envelope Summary:

The exterior walls constructed with brick, and deep profiled pre-finished metal siding. Windows are double glazed sealed unit in anodized aluminum frame, vented unit. The exterior is in an overall good condition; some minor work is required.

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. The interiors are in need of some repairs, but are in an acceptable condition.

Mechanical Summary:

Heating is provided to the main building by 3 gas fired, natural draft, modular boilers in the mechanical mezzanine feeding perimeter radiation and heating coils within two AHU. Controls are pneumatic. Portable units ventilation and heating provided via individual furnaces.

Domestic Hot water is provided via a single gas fired DHWH installed within the last 5 years. Plumbing, sanitary and domestic water lines are in reasonable condition.

The building doesn't meet current code requirements in regards to sprinklers and boiler room ventilation.

Overall the mechanical system is in acceptable condition.

Electrical Summary:

This school has a Westinghouse 800 Amp 120/208 Volt electrical service. There are five Westinghouse branch circuit panels located throughout the building. The lighting consists of T-12 florescent fixtures as well as some HID fixtures. Emergency lighting consists of Lumacell battery packs and remote heads. The fire alarm system has been upgraded to a Simplex 2001 that was last verified in Dec. Of 2006. Overall the electrical portion of this facility is in good condition.

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

S1 STRUCTURAL

A1010 Standard Foundations*

Small shrinkage cracks in concrete foundation wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-08

A1030 Slab on Grade*

Visible concrete slabs show no signs of problems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-08

B1010.01 Floor Structural Frame (Building Frame)*

Concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-08

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

Interior block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	FEB-08

B1010.03 Floor Decks, Slabs, and Toppings*

Visible concrete slabs show no signs of damage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-08

B1010.05 Mezzanine Construction*

Steel/Concrete mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-08

B1010.06 Ramps: Exterior*

Concrete ramp at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	FEB-08

B1010.07 Exterior Stairs*

Two sets of stairs to gymnasium exterior entrances. Edge between stairs and concrete sidewalk needs to be repaired(See Site report for recommendations).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	FEB-08

B1010.09 Floor Construction Fireproofing*

No unprotected locations were noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	FEB-08

B1010.10 Floor Construction Firestopping*

No unprotected penetrations were noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	FEB-08

B1020.01 Roof Structural Frame*

Open Web Steel joist.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	FEB-08

B1020.06 Roof Construction Fireproofing*

No unprotected locations were noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	FEB-08

B1020.07 Roof Construction Firestopping*

No unprotected penetrations were noted.

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin

Giant brick stack bond.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

B2010.01.06.03 Metal Siding**

Horizontal prefinished metal siding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	FEB-08

Event: Replace Siding Panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$276,848	Low

Updated: APR-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	FEB-08

Event: Repair Joint Sealers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$37,066	Low

Updated: APR-08

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

Paint / stain wood siding for portable structures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	15	FEB-08

Event: Repair Paints & Stains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$24,710	Low

Updated: APR-08

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

Windows are operable units with aluminum frames, double window, single glazed units, condensation damage and leakage signs are evident. Energy efficiency would be very poor.

Windows are still functional but should be replaced with insulated and sealed units to reduce condensation (interior damage) and ensure energy efficiency.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1981	40	FEB-08

Event: Replace Exterior Standard Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$212,784	Medium

Updated: FEB-08

B2030.01.02 Steel-Framed Storefronts: Doors**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Replace Exterior Entrance Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$85,342	Low

Updated: APR-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	FEB-08

Event: Replace Membrane Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$661,232	Low

Updated: APR-08

B3010.08.02 Metal Gutters and Downspouts**

Prefinished metal scupper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Replace Metal Gutters and Downspouts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$61,547	Low

Updated: APR-08

S3 INTERIOR

C1010.03 Interior Operable Folding Panel Partitions**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Replace Folding Panel Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$22,766	Low

Updated: APR-08

C1030.01 Visual Display Boards**

Wood and tack visual display boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	FEB-08

Event: Replace Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$80,538	Low

Updated: APR-08

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

Some partitions have been replaced, others in need.

Shower partitions in Gym need not be replaced as area is used for storage and not showers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	30	FEB-08

Event: Replace Toilets/Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$19,906	Low

Updated: FEB-08

C1030.17 Other Fittings*

Open wood lockers provided only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

C3010.02 Wall Paneling**

Dated, but still functioning and acceptable

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Replace Wall Paneling

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$122,179	Low

Updated: APR-08

C3010.06 Tile Wall Finishes**

Ceramic wall tile finish in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	FEB-08

Event: Replace Tile Wall Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$74,360	Low

Updated: APR-08

C3010.09 Acoustical Wall Treatment**

Spray on acoustic treatment in gym subject to damage from activities, questionable material.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	FEB-08

Event: Replace Acoustical Wall Treatment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$106,163	Low

Updated: APR-08

C3020.02 Tile Floor Finishes**

Mosaic tile in washroom floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	FEB-08

Event: Replace Tile Floor Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$23,491	Low

Updated: APR-08

C3020.07 Resilient Flooring**

Sheet goods in portable area nearing end of life span if portables are to remain

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1981	20	FEB-08

Event: Replace Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$144,945	Medium

Updated: FEB-08

C3020.08 Carpet Flooring**

Carpet in office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	15	FEB-08

Event: Replace Carpet Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$16,297	Low

Updated: APR-08

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	FEB-08

Event: Replace Acoustic Ceiling Treatment (Susp.T-Bar)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$89,232	Low

Updated: APR-08

S4 MECHANICAL

D2010.04 Sinks - **

Janitor sink, cast iron enameled basin.
General purpose sinks with 8" centre set

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Replace 9 sinks

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

Updated: APR-08

D2010.05 Showers - **

12 individual showers in change rooms. Tempered water supply. Mixing valve in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Replace 12 Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,720	Low

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - **

Crane brand. Non-refrigerated, wall mounted drinking fountains throughout. All in good condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	FEB-08

Event: Replace Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,963	Low

Updated: APR-08

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

Crane brand fixtures.

Typically floor mounted, flush valve, open front seat WC. 19 units total

Floor mounted, flush tank urinals. 6 units total

Counter mounted Lavs. 15 units total

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Replace 19 WC, 15 Lav & 6 Urnl

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$46,468	Low

Updated: APR-08

D2020.01.01 Pipes and Tubes: Domestic Water - *

4" domestic water service. 3" water main feed to 2" water meter. Provides acceptable volume and pressure. Copper tubing throughout. Majority original to building. Some replaced as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

D2020.01.02 Valves: Domestic Water - **

Majority original to building. Some replaced as required

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	FEB-08

Event: Replace original Domestic Water valves

Concern:

Original valves are not reliable, may leak or may not be operable.

Recommendation:

Replace remaining valves original to building

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$18,096	Low

Updated: APR-08

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

Double check backflow preventers on DCW and irrigation lines. Appear regularly inspected and in good condition. Dual 3/1" backflow preventers on boiler makeup feed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	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	\$10,725	Medium

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water - **

3/4" Inline domestic hot water recirculation pump. Taco brand original to building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	FEB-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
1/8	hp

Event: Replace DHWR pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,601	Low

Updated: APR-08

D2020.02.06 Domestic Water Heaters - **

Single AO Smith "Master Fit" model "BTRC 199", natural draft, gas fired Domestic Hot Water Heater installed within the last 5 years and located with in the Mechanical Mezzanine.

179.1 MBH input
 173.6 MBH output
 288 liters storage
 80% efficiency

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	FEB-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	58	kW	

Event: Replace DHWH

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$6,818	Low

Updated: APR-08

D2020.03 Water Supply Insulation: Domestic - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

D2030.01 Waste and Vent Piping - *

Cast iron piping tied to city mains

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	FEB-08

D2040.01 Rain Water Drainage Piping Systems - *

Cast iron piping tied to city mains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	FEB-08

D2040.02.04 Roof Drains - *

Full flow roof drains installed throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	FEB-08

D3010.02 Gas Supply Systems - *

Gas piping to DHWH and Boilers. Painted orange and tagged in mezzanine and meter room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	60	FEB-08

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

Heating water to perimeter radiation and AHU heating coil provided by 4 "multi temp" atmospheric, gas fired, modular boilers. Three Model "MR600B" and one model "MR900B"

Model MR600B (built 1981)
 480MBH input
 432MBH output

Model MR900B (built 1981)
 810MBH input
 648MBH output

Total output approx. 1,944 MBH

Boilers are old however appear in reasonable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	FEB-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
570	kW

Event: Replace Boilers

Concern:

Poor chemical treatment in the past may have lead to internal corrosion and could lead to loss of efficiency and system failures.

Recommendation:

Replace Boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$66,415	Low

Updated: APR-08

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

Flues in acceptable condition. Combustion air ducted to low level and heated via unit heater. No high level ventilation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Provide High Level Ventilation

Concern:

Boiler room does not have high level ventilation in accordance with current gas code. Refer Natural Gas and Propane Installation Code - B149.1 section 8.4.1

Recommendation:

Provide high level ventilation in accordance with current 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	2008	\$5,720	Medium

Updated: APR-08

Event: Replace Flues

Recommendation:

Replace flues when boilers are replaced

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,240	Low

Updated: APR-08

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

Chemical pot feeder installed. Treatment added as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	FEB-08

D3020.03.01 Furnaces - **

There are 6 furnaces serving the portable units. They are a combination of International Comfort Products brand units installed in 1997 and Lennox brand units installed in 1999. All appear in reasonable condition.

- 3x
Lennox model G24M3/4-100S-12 (installed in 1999)
100 MBH input

- 2x
International Comfort Products model GDEO75B12G1 (installed in 1997)
75 MBH input

- 1x
International Comfort Products model PAC III-90N-400-FF (installed 1997)
90 MBH input

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	FEB-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Various	N/A	

Event: Replace 6 Furnaces

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$33,225	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	1981	0	FEB-08

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

The main building is served via two Trane brand AHU located in the mechanical mezzanine. The first unit serving the gym and the other serving the remainder of the main building. Both are provided with hot water heating coils both are original to the building. Both also complete with humidifiers.

- Gym - Trane Torrivent model 1-7XLPHFTH
- Classrooms - Trane Torrivent model 21LPHCTHR

Portable units are served by gas furnaces

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Replace Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$171,600	Low

Updated: APR-08

D3040.01.03 Air Cleaning Devices:Air Distribution - *

Panel filters in AHU and furnaces. Appear regularly serviced and in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

D3040.01.04 Ducts: Air Distribution - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

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

Combination of side blow and square cone diffusers. typically eggcrate return. All in reasonable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

D3040.03.01 Hot Water Distribution Systems - **

Heating water is distributed via two parallel 5 hp pumps installed in 2006. Pumps are in good condition. Each AHU has a return water pump in reasonable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	40	FEB-08

Event: Replace 2 supply and 2 return HW Distribution pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$224,068	Low

Updated: APR-08

D3040.04.01 Fans: Exhaust - **

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Replace Roof Mounted Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$9,353	Low

Updated: APR-08

D3040.04.03 Ducts: Exhaust - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	FEB-08

D3040.04.05 Air Outlets and Inlets: Exhaust - *

Typically eggcrate. Reasonable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	FEB-08

D3050.02 Air Coils - **

AHU heating coils appear in reasonable condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Replace Heating Coils

Recommendation:

Replace with AHU when required

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,114	Low

Updated: APR-08

D3050.03 Humidifiers - **

Humidification is provided via "Aladin Air" model "HWC-L" humidifiers in each of the two AHU S/A ducts. Neither appear original to the building and both appear in good condition.

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

Event: Replace Humidifiers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,928	Low

Updated: APR-08

D3050.05.03 Finned Tube Radiation - **

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	FEB-08

Event: Replace Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$106,801	Low

Updated: APR-08

D3050.07 Other Terminal and Packaged Units - *

Unit heaters in entry vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	FEB-08

D3060.02.02 Pneumatic Controls**

Paragon controller EC-128 panel for energy management. Pneumatic Controls serving main building heating systems. Barber Coleman Compressor and filter drier appears to have recently been upgraded.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	FEB-08

Event: Replace pneumatic controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$40,040	Low

Updated: APR-08

D3060.02.02 Pneumatic Controls**

Boiler control panel updated in 2005. AHU controls appear reasonable. Furnace controls appear reasonable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Replace Pneumaitc controls

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

Updated: APR-08

D4010 Sprinklers: Fire Protection - *

Building is not sprinklered

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	60	FEB-08

Event: Provide sprinklers

Concern:

The Building is not Sprinklered. Current code may require sprinklers to be installed.

Recommendation:

Propose study to determine requirement for sprinklers under current code

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2011	\$9,152	Medium

Updated: APR-08

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

ABC fire extinguishers distributed throughout. All appear sufficiently located, regularly inspected and in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	FEB-08

S5 ELECTRICAL

D5010.01 Main Electrical Transformer

The utility transformer is located 7meters west of the west entrance to the building. The pad mount transformer size is 150KVA and feeds an 800 Amp electrical service located in the back of the caretakers room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	FEB-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	150	kVA	

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

The main distribution for this building is a Westinghouse 12131 CDP board that is 800 amp 120/208 Volt 3 Phase 4 Wire. The CDP consists of five breakers feeding branch circuit panels throughout the school and a breaker feeding motor control centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	FEB-08

Event: Replace Main Distribution

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$43,472	Unassigned

Updated: APR-08

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

The branch circuit panel boards are Westinghouse 225 Amp 120/208 Volt and there are five located throughout the building including one that is located in the portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	FEB-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	225	amps	

Event: Replace Branch Circuit Panelboards

Recommendation:

According to the theoretical design life the panels are up fro replacement in 2011 but again do not appear to be showing any signs of failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$24,663	Low

Updated: APR-08

D5010.07.02 Motor Starters and Accessories - **

There is a Westinghouse fourplex motor control centre located i the mechanical room that controls various pumps and motors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	FEB-08

Event: Replace Motor Control Centre

Concern:

The motor control centre appears to be in good operating condition and should easily exceed it's theoretical design life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,253	Low

Updated: APR-08

D5020.01 Electrical Branch Wiring - *

Branch circuit wiring consists of EMT and PVC conduit as well as armored flexible cable throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

Lighting in this building consists of a combination of low voltage and line voltage switching. A low voltage switching cabinet is located near the entrance to the gymnasium which operates the gymnasium lighting as well as various rooms throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

D5020.02.02.01 Interior Incandescent Fixtures - *

Only one incandescent fixture is located in the building and that was in the infirmary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	FEB-08

D5020.02.02.02 Interior Florescent Fixtures - **

This building consists of florescent fixtures throughout the classrooms, hallways, storage rooms and bathrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	FEB-08

Event: Retrofit florescent fixtures with T-8 lamps

Concern:

All the florescent fixtures currently have T-12 lamps that are very inefficient.

Recommendation:

Retrofit fixtures with T-8 lamps and ballasts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$26,312	Low

Updated: APR-08

D5020.02.02.03 Interior Metal Halide Fixture - *

There are 18 Metal Halide HID fixtures located in the Gymnasium. They appear to be in good operating condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	FEB-08

D5020.02.03.02 Emergency Lighting Battery Packs - **

Emergency Lighting is provided by 12 Volt DC Lumacell battery packs complete with both integral and remote heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	FEB-08

Event: Replace Emergency Lighting Battery Packs

Concern:

The battery packs have exceeded there theoretical design life and should be replaced in the near future.

Recommendation:

Emergency Lighting should be replaced in the near future.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,447	Low

Updated: APR-08

D5020.02.03.03 Exit Signs - *

Exit signs have recently been upgraded to EmeryLite LED technology. It appears that some of the exit signs have already been damaged.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	FEB-08

D5020.03.01.01 Exterior Incandescent Fixtures - *

There are two incandescent pot lights located at each entrance to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

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

There appears to be 400 Watt HPS HID fixtures located on all sides of the exterior of the building. As well there are two 70 Watt HPS fixture located on the east and north sides of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

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

The exterior lighting appears to be controlled by a photo cell which operates a contactor located in the electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

D5030.01 Detection and Fire Alarm - **

A Simplex 2001 fire alarm panel is located at the front entrance of the school. The system was last verified in Dec. of 2006 and is monitored by Altex security. It appears that the panel was replaced in approximately 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	FEB-08

Event: Replace Main Fire Alarm Panel

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$45,764	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

This building is protected by a Silent Knight security system and is monitored by Altex security. The system was installed in the year 2000

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

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$26,920	Unassigned

Updated: APR-08

D5030.04.01 Telephone Systems - *

The telephone system is operational although, the telephone system has exceeded it's theoretical design life and should be replaced in the near future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	FEB-08

D5030.04.05 Local Area Network Systems - *

The data rack is located in the caretakers office and consists of a Nortel server complete with UPS back up. It appears to have a fiber link that was installed by Bell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

D5030.05 Public Address and Music Systems - **

The public address system is a Rauland Communication System that has speakers located throughout the building. It also has a Sony CD player incorporated with it.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	FEB-08

Event: Replace Public Address System

Concern:

Although the speakers appear to be in good condition throughout the building the system itself has exceeded it's theoretical design life.

Recommendation:

Replace the public address system and utilize the existing speakers.

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

Updated: APR-08

D5030.06 Television Systems - *

Shaw Cable is supplied to the building and there are five outlets that were installed throughout the building in approximately 1997.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E2010.02 Fixed Casework**

Wood cabinets and shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	FEB-08

Event: Replace Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$326,040	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>
4 - Acceptable	1981	30	FEB-08

Event: Replace Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$49,993	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 aluminum 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. Carpeting in the portables is in need of replacement.

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>
3 - Marginal	0	30	FEB-08

Event: Replace Portable Carpets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$26,884	Low

Updated: FEB-08

F2020.01 Asbestos*

No findings at the time of review.

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

F2020.04 Mould*

No mould observed or reported during inspection.

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

F2020.09 Other Hazardous Materials*

No hazardous materials find at the time of review.

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

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Paved parking lot with handicap stall and correct markings.

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

K4010.02 Barrier Free Entrances*

No power operators.

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

Event: Install Power Door Operators

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$5,720	Medium

Updated: FEB-08

K4010.04 Barrier Free Washrooms*

Handicap stall with grab bars.

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

RECAPP Facility Evaluation Report



St. Thomas More School

S2828
Calgary

Facility Details

Building Name: St. Thomas More School
Address:
Location: Calgary

Building Id: S2828
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Celtic Project Services Ltd.
Evaluation Date: November 5 2007
Evaluator Name: Bob Cotterall / Jay Robertson

Total Maintenance Events Next 5 years: **\$105,114**
5 year Facility Condition Index (FCI): **0%**

General Summary:

St. Thomas More is an elementary school. It is a single story structure with a gross area of 2929m². This includes a portable section attached to the north side of the building. There is an asphalt paved parking lot on the west side of the site with grass fields located on the north side of the school, an activity centre is on north east corner of the school, basketball courts are located on the east side of the school. There is some site concrete work that needs to be repaired. Overall the site is in good condition.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE

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

Main access roadway runs along the south side of the side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	25	FEB-08

Event: Replace Roadway

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,542	Low

Updated: APR-08

G2010.05 Roadway Curbs and Gutters - *

Concrete curb and gutter located on south side of site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

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

Parking lot located in the SE corner of the site. 28 parking stalls plus one Handi-cap.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	FEB-08

Event: Replace Paving

Concern:

Minor cracking in the Asphalt.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$29,360	Low

Updated: APR-08

G2020.05 Parking Lot Curbs and Gutters - *

Concrete curb running north/south on both sides of the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1981	0	FEB-08

Event: Repair Curbs

Concern:

Major cracking and chipping along edges of parking lot.

Recommendation:

Replace concrete.

Consequences of Deferral:

Safety hazard via tripping by loose chunks of concrete or un-level edges.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$20,419	Medium

Updated: FEB-08

G2020.06.03 Parking Lot Signs - *

Four signs within parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

G2020.06.04 Pavement Markings - *

Line markings and Handi-cap logo in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

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

Minor cracking in some locations. Running along the south edge of the site with an access link to the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	FEB-08

Event: Replace Concrete

Type

Lifecycle Replacement

Year

2012

Cost

\$24,415

Priority

Low

Updated: APR-08

G2030.06 Exterior Steps and Ramps - *

Cast in place concrete ramp at main entrance in good condition, Cast in place concrete stairs to gym on exterior entrances have settlement problems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1981	0	FEB-08

Event: Repair Exterior Steps

Concern:

Settlement at both locations for exterior exits of gymnasium. Settlement between slab and stairs has caused a raised edge between the two.

Recommendation:

Repair sub-grade and replace slab.

Consequences of Deferral:

Serious tripping hazard with a potential for a fall into a 5' below grade stairwell.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$11,265	High

Updated: APR-08

G2040.02.01 Chain Link Fences and Gates*

Fence located at south east corner of the site.

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

G2040.02.04 Wire Fences and Gates*

Post and Cable fence located along north side of the site.

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

G2040.03 Athletic and Recreational Surfaces - **

Basketball court on east side of site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	FEB-08

Event: Replace Asphalt

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,114	Low

Updated: APR-08

G2040.04.01 Play-Field Equipment and Structures

Activity center located on north east side of the school. Ball directors with two basketball nets on the east side of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	FEB-08

G2040.05.04 Bicycle Racks

Bike racks at NE corner of site.

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

G2040.06 Exterior Signs - *

Exterior signage on building at main entrance area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

G2040.08 Flagpoles - *

One flagpole located at main entrance area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

G2040.09 Covers and Shelters - *

Garbage enclosure located at NW corner of the site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	FEB-08

G2040.11 Retaining Walls - *

Retaining walls for Gymnasium stairwells on the south side of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

G2050.04 Lawns and Grasses - *

Some gravel patches north of the parking lot. The remainder of the site is good.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	FEB-08

G2050.05 Trees, Plants and Ground Covers - *

Trees surrounding the site, Shrubs located on West and South edges of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

G3010.02 Site Domestic Water Distribution - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

G3010.03 Site Fire Protection Water Distribution - *

Fire Hydrant located on SW corner of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

G3030.01 Storm Water Collection - *

Catch Basins located in the grass on the SE corner of the school, and in the Asphalt on the NW corner of the site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

G3060.01 Gas Distribution - *

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

G4010.03 Electrical Power Distribution Equipment - *

Site electrical power and communications services enter the site underground. Primary electrical service runs to padmount transformer. Secondary electrical service continues to building below grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

G4010.04 Car Plugs-ins - *

12 concrete support posts. 6 on the East side / 6 on the West side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08

G4020.01 Area Lighting - *

3 Street lights around the site (East, West, South).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	FEB-08