

RECAPP Facility Evaluation Report

Grande Prairie S Dist #2357



Avondale School

B3494A

Grande Prairie

Facility Details

Building Name: Avondale School
Address: 10226 - 108 Avenue
Location: Grande Prairie

Building Id: B3494A
Gross Area (sq. m): 2,802.80
Replacement Cost: \$7,635,782
Construction Year: 1956

Evaluation Details

Evaluation Company: R. Saunder Architects
Evaluation Date: March 19 2007
Evaluator Name: Raghbir Jagdev MRAIC MAAA MAIBC

Total Maintenance Events Next 5 years: **\$539,771**
5 year Facility Condition Index (FCI): **7.07%**

General Summary:

The original building was constructed in 1956.
 A second addition was made in 1958.
 A third addition was made in 1964.
 There were 4 portables added in 2005.
 The school is an Elementary School with 400 student capacity.

Structural Summary:

The original 1956 building, 1958 and 1964 building additions foundations are grade beam and piles with a main floor slab on grade. The original 1956 building and 1958 additions roof structure is glue-lam beams and wood joists with columns. The 1964 addition is wood joists and interior loadbearing concrete block walls.

Envelope Summary:

The exterior walls have brick veneer, stucco and wood siding. Windows are anodized aluminum. Main and side entry doors are hollow metal with steel frame. The entire flat roof is class a built up roof.

Interior Summary:

Floors in corridors are sheet vinyl with some quarry tile. Typical classrooms are carpet with some sheet vinyl. Classrooms in portables are v.c.t.. The library and administration areas are carpeted. Washroom floors are sheet vinyl in original 1956 building and quarry tile in 1964 addition. Walls are vinyl covered in original 1956 building, 1958 addition and in portables. Walls are painted concrete block in 1964 addition. Ceilings are acoustic tile in corridors, classrooms, washrooms and library. Ceilings are acoustic tile in portable classrooms and corridor.

Mechanical Summary:

Heating and ventilation is provided by gas fired furnaces located throughout the building in designated mechanical rooms. Air distribution via underslab low velocity ductwork. Gymnasium area is served by indirect fired air handling unit. Packaged air conditioning unit is provided for computer classroom. Domestic hot water is generated by two gas fire domestic water heaters complete with hot water recirculation system. Conventional plumbing fixtures throughout. Some lavatories and drinking fountains replaced recently. Wet standpipe fire protection system. Overall mechanical system is in marginal condition. Mechanical equipment is aged, inefficient and in many cases passed expected service life. Low efficiency furnaces can not provide sufficient ventilation rates and require frequent maintenance. Existing controls are obsolete and can perform only basic functions. A building of this size can benefit from the energy saving potentials if BMCS.

Electrical Summary:

The main school building is fed from over head transformers through a 400 Amp disconnect to branch panels located through out the school.
 The lighting in the school was up graded in 1996 to T-8 lamps and electronic ballasts.
 The fire alarm system should be up-graded to include visual signaling devices.
 This facility is in acceptable condition.

The 2006 Portables are fed underground from a 400 Amp pedestal mounted transformer through a fused disconnect to branch panels in the hallway.

The fire alarm is tied into the main fire alarm panel in the school and also should be up-graded to include visual signaling devices.

The lighting in the classrooms is T-8 lamps and electronic ballasts.
 These portables are in excellent 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***

Grade beam and piles throughout original 1956 building, 1958 addition and 1964 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAR-09

A1030 Slab on Grade*

Slab on grade throughout original 1956 building, 1958 addition and 1964 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAR-09

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

Concrete block structural interior walls in 1964 addition. Some cracking evident in stack bond joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	100	MAR-09

B1010.06 Ramps: Exterior**

Wood ramp to portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	40	MAR-09

B1010.07 Exterior Stairs**

Wood stairs to portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	40	MAR-09

B1020.01.02.09 Glue-Lam. Construction: Roof Beams

Glue-Lam beam construction in gymnasium and throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1956	0	MAR-09

B1020.01.04.06 Wood Framing:Roof Joists

Wood joist framing in gymnasium and throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-09

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin***

Brick masonry veneer on exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	75	MAR-09

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Concrete block exterior walls throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	MAR-09

B2010.01.06.03 Metal Siding**

Metal siding on portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2005	40	MAR-09

B2010.01.06.04 Wood Siding**

Wood siding on upper portion of exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-09

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

Stucco finish on exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	75	MAR-09

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

Painted wood siding on exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	MAR-09

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation*

Zonolite insulation in concrete block walls in original 1956 building, 1958 and 1964 additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-09

B2010.05 Parapets*

Parapets around perimeter of flat roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAR-09

B2010.09 Exterior Soffits*

Prefinished metal soffit around perimeter of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAR-09

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

Anodized aluminum exterior windows with hoppers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	MAR-09

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

Vinyl slider windows in portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	40	MAR-09

B2030.01 Exterior Entrance Doors

Steel framed hollow metal doors with glazing at main, side entrances and exits in main building and portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-09

B3010.01 Deck Vapor Retarder and Insulation*

1 1/2" rigid insulation on vapour barrier on plywood sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAR-09

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

Entire flat roof is class A built up roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAR-09

S3 INTERIOR**C1010.01 Interior Fixed Partitions***

8" concrete block walls in 1964 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	MAR-09

C1010.02 Interior Demountable Partitions*

Interior demountable partitions throughout original 1956 building and 1958 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAR-09

C1010.05.03 Aluminum Windows

Anodized aluminum frames with tinted glass in administration/sick bay area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	80	MAR-09

C1020.01.01 Metal Doors and Frames

Hollow metal doors and frames in gymnasium and service rooms throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-09

C1020.01.01 Metal Doors and Frames

Metal doors and frames in service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	MAR-07

C1020.01.07 Wood Doors

Solid wood doors in steel frames in classrooms, offices, washrooms, library and other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	MAR-09

C1020.03 Interior Fire Doors*

Steel framed hollow metal Interior fire doors in building fire separation locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAR-09

C1020.04 Interior Sliding and Folding Doors*

Sliding door on stage in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAR-09

C1030.01 Visual Display Boards**

White, chalk and tack boards in classrooms, offices, administration areas and other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAR-09

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

Fabricated metal toilet compartments in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAR-09

C1030.08 Interior Identifying Devices*

Room names & numbers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAR-09

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet and bath accessories in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAR-09

C2010 Stair Construction*

Stairs going up to stage and stairs going down to gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAR-09

C2020.05 Resilient Stair Finishes**

Sheet vinyl finish with rubber nosings on stairs down to gymnasium. See C3020.07.02

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAR-09

C2020.08.06 Metal Railings and Balustrades

Wall mounted painted handrails at stairs from gym to corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	50	MAR-07

C2030.01 Ramp Construction*

Ramp in corridor of 1964 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	100	MAR-09

C2030.02 Ramp Finishes*

Sheet vinyl ramp finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	30	MAR-09

C3010.04 Gypsum Board Wall Finishes*

Gypsum board wall finish on exterior wall in library and other locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	60	MAR-09

C3010.06 Tile Wall Finishes**

Tile wall finishes in washrooms in original 1956 building and 1964 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	MAR-09

C3010.11 Interior Wall Painting*

Painted concrete block throughout. Painted gypsum in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	MAR-09

C3010.12.02 Vinyl Wall Covering

Vinyl wall covering on demountable partitions and in portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAR-09

C3010.14 Other Wall Finishes (Brick)**

Brick veneer in portion of corridor in 1956 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1956	0	MAR-09

C3010.14 Other Wall Finishes (glazed block)**

Glazed and painted concrete block in 1964 addition washrooms and corridor link.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	MAR-09

C3020.02.02 Quarry Tile

Quarry tile floor finish in 1964 addition entrances and washrooms and corridor link.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	50	MAR-09

C3020.02.05 Plastic Tile

V.c.t in portable classrooms and furnace rooms in main building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-09

C3020.04.03 Wood Parquet Flooring

Wood parquet flooring in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAR-09

C3020.07.02 Resilient Sheet Flooring

Sheet vinyl flooring in corridors, washrooms in 1956 building, computer room, some class rooms, portions of other classrooms and corridor in portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	MAR-09

Event: Repair

Concern:

Sheet flooring is torn in computer room. Rubber nosing is damaged at stairs to gymnasium.

Recommendation:

Repair damaged areas.

Consequences of Deferral:

Trip hazard and unsightly.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$1,000	Low

Updated: MAR-09



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C3020.08.02 Sheet Carpet

Sheet carpet In classrooms, administration and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAR-09

C3020.08.03 Carpet Tile

Carpet tile in library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	MAR-09

C3030.04 Gypsum Board Ceiling Finishes*

Gypsum board ceiling finishes in gym, mechanical and janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAR-09

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

T-bar ceiling finishes in corridors, classrooms, library, washrooms and other locations. T-bar ceiling finish in classrooms and corridors in portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAR-09

C3030.09 Other Ceiling Finishes*

Spray insulation ceiling finish on acoustic tile on drywall in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-09

S4 MECHANICAL**D2010.01 Water Closets**

Floor mounted, flush tank, open front seats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	35	MAR-07

D2010.02 Urinals

Vitreous china, wall hung and floor mounted with manual flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	35	MAR-07

D2010.03 Lavatories

Stainless steel, countertop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	35	MAR-07

D2010.08 Drinking Fountains / Coolers**

Wall hung, stainless steel non-refrigerated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	35	MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper type L.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	MAR-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Vacuum breakers serving hose bibbs.
No backflow prevention on domestic water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	20	MAR-07

Event:**Concern:**

Backflow prevention valves are not installed on domestic water system.

Recommendation:

Replace existing vacuum breakers.
Install back flow valve on water main.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$4,503	Medium

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water**

One in-line hot water recirculation pump, Grundfoss model UP 15-42F.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-07

D2020.02.06 Domestic Water Heaters**

Two gas fired domestic water heaters:
1) Bradford White 144l storage, 11.2kW heating capacity.
2) Jetglass 190l storage, 14.6kW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-07

D2020.03 Water Supply Insulation: Domestic*

Majority of water lines insulated, no insulation on piping around water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	MAR-07

D2030.01 Waste and Vent Piping*

Cast Iron and PVC.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	50	MAR-07

D2040.01 Rain Water Drainage Piping Systems*

Rain water collection via roof drains and storm water piping to surface run off. Cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	50	MAR-07

D3010.02 Gas Supply Systems*

Black steel, medium pressure gas distribution to all furnaces, roof top unit and domestic water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	60	MAR-07

D3020.03.01 Furnaces**

Gas fired furnaces throughout the school - one furnace per zone.

1956/1958 section is served by six Lennox Pulse furnaces, 30kW heating output capacity each. Units are located in central furnace room and were replaced in 1986.

The 1964 classrooms are served by eight individual furnaces equal to Lennox G8R-Q2-90, 27kW heating capacity. Units are located in furnace room attached to the classrooms. Library and corridor are served by two downflow furnaces equal to Lennox G8R-Q2-120. All units in 1964 section are original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	25	MAR-07

Event: New Hot Water Heating System

Concern:

No central boiler plant provided.

Recommendation:

New boiler plant (with all associated connections) should be installed along with new air handling units.

Install new reverse return hot water distribution system to new air handling units coils and new perimeter radiation.

Install forced flow heaters serving vestibules.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2009	\$346,152	Medium

Updated: MAR-07

Event: Ventilation Upgrade

Concern:

Furnaces are worn and deteriorating.

No back-up capacity provided.

Flue venting leaking on each furnace.

Furnace panels rusted.

Flue vents thru the roof ice up and blocking combustion air.

Vent pipes not sealed.

Furnace room 132 appears to have problems with freezing, fresh air intake plugged.

Some furnace room have exposed combustible construction. Space temperatures varies from excessive to inadequate throughout the building.

Concern over sufficient quantities of fresh air delivered to spaces.

Recommendation:

Replace existing furnace system with an independent central air handling system. New units should be capable to provide ventilation rates as per ASHRAE code: 62.1-2004 - Ventilation for Acceptable Indoor Air Quality.

New air distribution system should be installed throughout. Existing underslab ductwork should be abandoned.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$457,314	Medium

Updated: APR-08



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

1956 section: combustion air is provided directly to each furnace via PVC piping.
 1964 section: combustion air is provided to each furnace room.
 Description and replacement cost included in section D3020.03.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	25	MAR-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

25mm disposable media filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-07

D3040.01.04 Ducts: Air Distribution*

Underslab / underfloor ductwork delivers air to linear diffusers. No crawl space. Underslab ductwork in Gymnasium abandoned.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	50	MAR-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Floor and millwork mounted linear grilles for supply air.
 Side wall grilles for return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	MAR-07

D3040.04.01 Fans: Exhaust**

Roof mounted exhaust fans serving washrooms.
 Ceiling mounted exhaust fans serving storage and janitor's rooms.
 Manufacturer data not available.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	MAR-07

Event: Exhaust Fans Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$17,448	Unassigned

Updated: MAR-07

D3040.04.03 Ducts: Exhaust*

Low velocity ductwork to exhaust fans. Ducts are to SMACNA standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	50	MAR-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate and steel louver face grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-07

D3040.06 Other HVAC Distribution Systems*

Packaged indirect fired, roof top mounted air handling unit serving Gymnasium equal to EngA model: DJ-40. 91.41kW heating output, 1,790 l/s supply air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	MAR-07

D3050.01.01 Computer Room Air Conditioning Units**

Packaged roof mounted, air to air DX cooling system serving Computer Classroom, equal to Lennox CHA16-048. Unit complete with automatic controls, down flow discharge, cleanable filters, etc. 14.1kW cooling capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	MAR-07

D3060.02.01 Electric and Electronic Controls**

Individual Honeywheel thermostats tied to central DDC panel to control occupancy times and night set back.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-07

Event: New Control System

Concern:

Existing control system is obsolete, require increasing repairs / maintenance.

Recommendation:

Provide new DDC control system with new heating and ventilation system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2009	\$129,455	Medium

Updated: APR-08

D4020 Standpipes*

Fire hose cabinets throughout the building with valves rack and fog nozzle.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	100	MAR-07

D4030.01 Fire Extinguisher, Cabinets and Accessories*

2.3kg ABC chemical fire extinguishers installed throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	MAR-07

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

The main transformers are pole mounted located at the south side of the building owned by the city .

The portables on the north side of the school have their own 400 Amp pad mount transformer which feeds a main disconnect under ground in the electrical shed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

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

The main disconnect is a 400 Amp 120/208 3 phase 4wire Amalgamated Electric Panel.
This is located in the main electrical room.

Installed in 2006. Element is in excellent condition.

The Main disconnect for the Portable classrooms is a Square "D" fused disconnect and is located in the electrical shed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	40	MAR-07

Event:

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$16,885	Unassigned

Updated: APR-08

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

The branch panel boards are Westinghouse and are located through out the school .

The portables were installed in 2006. The element is in excellent condition.

The branch panel boards for the portables are Cutler Hammer and are located in the portables .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	MAR-07

Event:

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,221	Unassigned

Updated: APR-08

D5010.07.02 Motor Starters and Accessories**

The motor starters are Square "D" and located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-07

D5020.01 Electrical Branch Wiring*

The branch wiring is through EMT and BX through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-07

D5020.02.01 Lighting Accessories (Lighting Controls)*

The lighting controls in the school is through motion sensor switching.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

D5020.02.02.02 Interior Florescent Fixtures**

The lighting in the school is T-8 lamps and electronic ballasts.

The lighting in the 2006 portables is T-8 lamps and electronic ballasts and is in excellent condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	MAR-07

D5020.02.03.02 Emergency Lighting Battery Packs**

The school emergency lighting is Emergilite Battery packs with remote heads through out the facility.

There are Ready-Lite emergency battery packs located in the hallway and classrooms of the 2006 portables and are in excellent condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-07

Event:

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,221	Unassigned

Updated: MAR-07

D5020.02.03.03 Exit Signs*

There are Emergilite Exit signs in the main building.

There are Ready-Lite exit signs in the 2006 portables and are in excellent condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

There are lighting fixtures over the access and egress points to the main facility.

The lighting fixtures on the 2006 portables are over the access and egress points, and are in excellent condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

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

Lighting is energized by a photocell located on the roof of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

D5030.01 Detection and Fire Alarm**

The fire alarm panel is an Edwards EST Fireshield and is located in the janitors room. There are smoke detectors located in the hallways through out the school.

There are no visual signalling devices in the facility.

The 2006 portables are tied into the main fire alarm panel.

The system is in Marginal condition. There are no visual signalling devices in the portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	MAR-07

Event: Replace Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$35,178	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection**

There are motion sensors located through out the school ,these are tied into a DSC Power 832 cabinet in the janitors room.

The 2006 portables have motion sensors located in the hallway and the classrooms,these are tied into the main school security system.

The element is in excellent condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-07

D5030.02.03 Security Access**

There is a DSC key pad located at the front entrance to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-07

D5030.03 Clock and Program Systems*

The clocks are stand alone and not tied into any bell system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	MAR-07

D5030.04.01 Telephone Systems*

The telephone system is a Cisco Aironet 1000 Series with wireless access point located through out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-07

D5030.04.03 Call Systems**

The call system is a BOGEN Multicom 2000 System located in the main office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	25	MAR-07

D5030.04.04 Data Systems*

The data system is a Cisco Wireless system.The school is tied into the Alberta Supernet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	25	MAR-07

D5030.05 Public Address and Music Systems**

The P.A. System uses the call system Bogen Multicom 2000 System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	20	MAR-07

D5090.01 Uninterruptible Power Supply Systems**

There is a Smart UPS 1500 for data back up only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	30	MAR-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.04.01 Residential Appliances**

Stacked washer and dryer in one classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAR-09

E2010.02 Fixed Casework**

Fixed casework in classrooms, computer room, library and administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAR-09

E2010.03.01 Blinds**

Venitian blinds on exterior windows throughout main building and portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAR-09

E2020 Moveable Furnishings

Movable shelving in library, classrooms and other areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-09

F1010.02.04 Portable and Mobile Buildings*

Four portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2005	30	MAR-09

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

Parking to entrance is barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-09

K4010.03 Barrier Free Interior Circulation*

Interior circulation is barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-09

K4010.04 Barrier Free Washrooms*

Washrooms in original 1956 building and 1964 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAR-09

Event: Study**Concern:**

Washroom stalls are not handicap accessible.

Recommendation:

Study.

Consequences of Deferral:

No handicapp access to washrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2007	\$2,000	Low

Updated: MAR-09