

RECAPP Facility Evaluation Report

Calgary RCSSD #1



Blessed Kateri Tekakwitha Elementary School

B2542A

Calgary

Facility Details	
Building Name:	Blessed Kateri Tekakwitha E
Address:	1005 Abottsford Drive N. E.
Location:	Calgary
Building Id:	B2542A
Gross Area (sq. m):	0.00
Replacement Cost:	\$5,140,710
Construction Year:	0

Evaluation Details	
Evaluation Company:	Quinn Young Architects Ltd.
Evaluation Date:	October 6 2006
Evaluator Name:	Perry Moscrip

Total Maintenance Events Next 5 years:	\$250,163
5 year Facility Condition Index (FCI):	4.87%

General Summary:

The original 3853.5 s.m. School was built in 1990. The capacity of the school is 225 students. In addition there are 7 relocatable classrooms bringing the capacity to 375 students.

Structural Summary:

Building foundations are primarily concrete grade beams with suspended structural slab floors. Walls are a combination of wood frame and concrete block supporting wood trusses and roof structure. Overall the structure is in acceptable condition.

Envelope Summary:

The schools exterior is brick veneer on supporting wall construction with pre-finished metal clad build-outs with horizontal siding over the windows.

The window units are sealed units in pre-finished aluminum frames. With upper awning vents in classrooms and offices.

The exterior doors are painted hollow metal doors in painted pressed steel frames.

The roof is concrete tile on membrane roofing with veral gutters around the edges.

Flashings are pre-finished metal.

There are numerous concrete tiles on the roof either damaged or missing, including a large number of ridge tiles. Overall the envelope is in good condition.

Interior Summary:

Flooring throughout is generally as follows: Ceramic tile in the vestibules, corridors 157 and 148 change rooms and main washrooms. Showers have porcelain tile. Corridors have vinyl sheet flooring throughout. Administrative areas are generally carpet with some vinyl sheet flooring in the staff room and small washrooms. Classrooms primarily carpet with vinyl sheet flooring at the entrance and coat areas. Janitor rooms have vinyl composite tiles. The gymnasium has wood flooring. The music room is about half carpet and half vinyl sheet flooring. Gym storage areas and mechanical rooms have painted concrete.

Walls in the administrative areas are primarily painted gypsum board partitions with some painted concrete block.

Vestibule 145 also has 2 curved glass block walls at the office and libraries. Classroom corridor walls are painted concrete block with painted gypsum board on the exterior and dividing walls. Classrooms also have a low painted concrete block wall with a finished wood cap dividing the coat area from the main classroom. The music room also has an acoustic wood wall on the north wall. The ECS area has some additional interior painted gypsum board partitions for a washroom and alcove. Washroom, storage, counseling room, janitor, and kitchen walls are painted concrete block. The gymnasium is painted concrete block and acoustic block. Boys washrooms have porcelain tile at the urinals.

Ceilings are primarily suspended T-Bar and lay-in acoustic tile. Washrooms, janitor rooms, storage rooms, locker rooms and showers are painted gypsum board. Vestibule 154 is sloped painted gypsum board with gypsum board bulkheads and cove lighting. The library is a combination of suspended T-Bar around the perimeter with gypsum board bulkheads, sloped gypsum board ceiling and cove lighting. The gymnasium ceiling is a combination of gypsum board bulkheads and acoustic panels.

There is a crack in the gypsum board bulkhead in the library and there are also minor cracks and chips in the plan counters. Overall the Building interior is in good condition.

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Mechanical Summary:

High pressure gas service and 100 diameter water service is installed from lane to mechanical room on south side of school. Water and gas meter are installed in same meter room. Parking lot drain and 300 diameter roof drains are connect to city service at northwest end of school.

Water distribution system inside building, sanitary drainage system inside building, and storm drainage system are

functioning satisfactorily.

Heating system is provided by hot water perimeter radiation and reheat coils in supply ducts. Central Ventilation units in mechanical room provide ventilation for classrooms and other areas. Gym ventilation unit provides ventilation for gym.

The mechanical system is in good condition.

Electrical Summary:

The primary service is a 120/208V, 3 phase, 4 wire which is fed under ground from an utility supplied transformer. Distribution panels in the building are mainly full. Lighting is T-12 florescent fixtures throughout the school with metal halide fixtures in the gym. There are HID light fixtures at the external exit doors and for the parking lot. The FA system is an Edwards 6500 system, this system is prone to failure. There is a Cat 5 data communication cabling throughout. The school has a Nortel telephone system and a Dukane PA system. Overall the electrical is in acceptable 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*

Concrete grade beams throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	100	JAN-07

A1030 Slab on Grade*

Suspended structural slab throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	100	JAN-07

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

Concrete block walls supporting wood trusses and mechanical mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	100	JAN-07

B1010.05 Mezzanine Construction*

Mechanical mezzanine located over change rooms on the east side of the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	80	JAN-07

B1010.07 Exterior Stairs**

Concrete stairs on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	JAN-07

B1010.09 Floor Construction Fireproofing*

Concrete floor at mezzanine

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

B1010.10 Floor Construction Firestopping*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

B1020.01 Roof Structural Frame*

Wood trusses and structure supported on wood stud framing or concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	100	JAN-07

B1020.06 Roof Construction Fireproofing*

45 min. FRR

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick veneer cladding

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	75	JAN-07

B2010.01.06.03 Metal Siding**

Prefinished metal build-outs over windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	JAN-07

B2010.01.09 Expansion Control: Exterior Wall Skin*

Caulked expansion control joints in exterior brick cladding are at an acceptable spacing and locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	75	JAN-07

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

Exterior wall openings and penetrations are sealed with caulking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-07

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

Concrete block supporting brick veneer finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	100	JAN-07

B2010.02.05 Wood Framing*: Ext. Wall Const.

Wood stud framing, (38x89, 38x140 and 38x184 studs.), supporting brick veneer finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	100	JAN-07

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

Building paper and poly on wood frame construction. Air/vapour barrier on concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-07

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal louvers throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-07

B2010.09 Exterior Soffits*

Prefinished metal soffits

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-07

B2020.01.01.01 Steel Windows (Glass & Frame)**

Transom light in steel frame at main entrance vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	JAN-07

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

Sealed unit glazing in prefinished aluminum frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	JAN-07

B2020.03 Glazed Curtain Wall**

Library windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	JAN-07

B3010.01 Deck Vapor Retarder and Insulation*

BATT insulation and poly vapour barrier

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

B3010.02.02 Roofing Tiles**

Concrete roof tiles throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-07

Event: Replace roof tiles

Concern:

Broken or missing clay tiles in various locations of the roof.

Recommendation:

Replace broken and missing roof tiles.

Consequences of Deferral:

Possible water damage to primary roof structure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$2,000	Unassigned

Updated: JAN-07

B3010.04.99 Other Membrane Roofing**

Verfor FF membrane on top of plywood on sloped roof.

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

B3010.11 Roof Covering Other**

Veral gutter around perimeter.

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

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

metal roof hatch

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

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Both gypsum board on wood framing and concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

C1010.05 Interior Windows*

Single glazed windows in pressed steel frames between library and computer room. Transom glazing at main entrance vestibule and sidelight glazing in administrative areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	JAN-07

C1010.07 Interior Partition Firestopping*

Building is compartmentalized as per building code requirements. All mechanical rooms concrete block and gypsum board walls are rated and penetrations are insulated and caulked. All mechanical penetrations have fire dampers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

C1010.08 Other Partitions*

Curved glass block partitions between vestibule 154 and general office and vestibule 154 and library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

C1020.01 Interior Swinging Doors**

Stained wood doors in painted pressed steel frames in classrooms and administrative areas. Painted hollow metal doors in painted pressed steel frames in utility rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	JAN-07

C1020.03 Interior Fire Doors*

Interior doors/frames are labeled at mechanical rooms and fire separations throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

C1020.07 Other Interior Doors*

ULC labeled roll-up shutter between administration office and vestibule 154.
Divider curtain in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	JAN-07

C1030.01 Visual Display Boards**

A combination of mainly chalk boards and tack boards located in classrooms, circulation spaces and administration areas throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-07

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

Prefinished metal toilet stalls in boys and girls washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-07

C1030.08 Interior Identifying Devices*

Metal signs attached to top of door frames at the majority of doors throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-07

C1030.12 Storage Shelving*

A variety of stained and natural finished wood shelving and metal shelving throughout in building operator and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-07

C1030.14 Toilet, Bath, and Laundry Accessories*

Commercial grade stainless steel framed mirrors, plastic soap dispensers and toilet paper holders, metal paper towel dispensers in staff, infirmary, ECS, and student washrooms. Metal napkin disposal and wood purse shelf in staff women's washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-07

C1030.17 Other Fittings*

Prefinished fixed metal boot shelves side and rear entrance corridors. Steel coat hooks mounted to stained wood backer boards and combination stained wood corner shelf, stop sign holders and metal coat hooks in corridor 148 by vestibule 147. Privacy curtain in infirmary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	10	JAN-07

C2010 Stair Construction*

Concrete in metal pan stair to mechanical mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	100	JAN-07

C2020.08 Stair Railings and Balustrades*

Painted metal handrail and guards in mechanical mezzanine and access stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

C2020.11 Other Stair Finishes*

Painted concrete stair

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	10	JAN-07

C3010.04 Gypsum Board Wall Finishes*

Painted gypsum board

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	60	JAN-07

C3010.06 Tile Wall Finishes**

102mmx102mm Ceramic tiles in shower areas and at urinals in boys washrooms and change room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	JAN-07

C3010.09 Acoustical Wall Treatment**

Cedar batten acoustic wall in music room. Acoustic block in upper wall of gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-07

C3010.11 Interior Wall Painting**

Painted drywall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	10	JAN-07

C3020.01.02 Paint Concrete Floor Finishes**

Gymnasium storage rooms and mechanical room floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	10	JAN-07

Event: Paint Concrete Floor Finishes

Concern:

Paint worn on floor exposing concrete.

Recommendation:

Paint concrete floors.

Consequences of Deferral:

Exposing concrete may cause further wear and increased cost of maintenance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$5,000	Medium

Updated: JAN-07

C3020.02 Tile Floor Finishes**

200mm X 200mm Porcelain tile and 100mm X 200mm base in corridors 148 and 157 and vestibules 100, 151, 147, 158, boys and girls washrooms and change rooms.
102mm X 102mm Ceramic tile in shower areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

C3020.04 Wood Flooring**

Gymnasium flooring

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-07

C3020.07 Resilient Flooring**

VSF in corridors, staff and infirmary washrooms and classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-07

Event: Replace Sheet Flooring

Concern:

VSF flooring will reach the end of it's theoretical life cycle in 2010.

Recommendation:

Replace existing VSF flooring with new VSF flooring

Consequences of Deferral:

Increased cost of maintenance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$25,000	Medium

Updated: JAN-07

C3020.08 Carpet Flooring**

Carpets in classrooms, library and administration areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	JAN-07

Event: Replace Carpet

Concern:

Carpet is at the end of it's theoretical life cycle.

Recommendation:

Replace carpet with new carpet or VSF flooring

Consequences of Deferral:

Increased maintenance cost and possible allergy problems for some students and staff.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$55,000	Medium

Updated: JAN-07

C3020.11 Floor Painting

Typical line painting in Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	5	JAN-07

C3030.04 Gypsum Board Ceiling Finishes*

Gypsum board ceiling and bulkheads in washrooms, storage areas, washrooms, vestibule 154 and library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

Event: Repair Library bulkhead.

Concern:

Crack in bulkhead in library.

Recommendation:

Repair crack.

Consequences of Deferral:

Crack could become worse increasing the cost of repair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$1,500	Medium

Updated: JAN-07

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

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

C3030.07 Interior Ceiling Painting**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-07

Event: Repaint Ceilings

Concern:

Painted gypsum board ceiling finish is reaching the end of it's theoretical design life.

Recommendation:

Repaint gypsum board ceilings

Consequences of Deferral:

Increased cost of maintenance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$15,000	Medium

Updated: JAN-07

C3030.09 Other Ceiling Finishes*

Acoustic panels in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

S4 MECHANICAL

D2010.01 Water Closets**

Water closets floor mounted, elongated with open front seat, less cover. Units complete with flush valves. Tank with elongated bowl water closet installed in private rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	35	JAN-07

D2010.02 Urinals**

Vitreous china wall hung urinals c/w flush piping and tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	35	JAN-07

D2010.03 Lavatories**

Enamel on steel lavatories with single lever supply trim. Lavatories installed in vanities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	35	JAN-07

D2010.04 Sinks**

Single bowl stainless steel sink with single handle supply trim installed in most classrooms. Double bowl stainless steel sink with swing spout installed in staff room and music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D2010.05 Showers**

Combined shower head and supply trim installed in shower room and shower cubicals. Push button timer supply trim installed. Shower head and supply trim enclosed in stainless steel shroud.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D2010.08 Drinking Fountains / Coolers**

Fibreglass or vitreous china wall mounted drinking fountains installed in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	35	JAN-07

D2010.09 Other Plumbing Fixtures**

Enamel on cast iron semi-recessed service sink installed in floor. Units c/w supply trim.
Domestic hot water tempering valve installed in cabinet for tempering shower water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper domestic water pipes and tubes installed throughout building for domestic water systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	JAN-07

D2020.01.02 Valves: Domestic Water**

Ball valves used for domestic water service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	JAN-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow preventors, pressure regulator, and meter installed on boiler water make-up line.
Backflow preventor installed on water supply header for exterior hose bibb service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	20	JAN-07

D2020.02.02 Plumbing Pumps: Domestic Water**

Domestic hot water recirculation pump installed on hot water recirculation line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	20	JAN-07

D2020.02.06 Domestic Water Heaters**

State Turbo SBT-100-260 with 100 gal storage and 230.0 MBH input heating capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	20	JAN-07

D2020.03 Water Supply Insulation: Domestic*

Domestic water supply lines insulated throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D2030.01 Waste and Vent Piping*

Cast iron and copper waste and vent piping installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	50	JAN-07

D2040.01 Rain Water Drainage Piping Systems*

Cast iron rainwater drainage piping installed in ceiling space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	50	JAN-07

D2040.02.04 Roof Drains**

Cast iron roof drains installed around perimeter of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	JAN-07

D3010.02 Gas Supply Systems*

Low pressure gas supply installed from gas meter in gas meter room to boiler room gas burning appliance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	60	JAN-07

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

Two hot water boilers Super Hot AAE 960 HM single stage gas burner installed in boiler room. Expansion tanks suspended from roof structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	35	JAN-07

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

Chimney and combustion air supply installed in boiler room and the Chimneys and combustion air insulated. Combustion air c/w skirt at floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

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

Pot feeder and filters installed for hot water and glycol heating solution systems. Glycol mixing tank installed in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D3040.01.01 Air Handling Units: Air Distribution**

Central air handling unit Eng Air LM 15C supplied c/w 15 H.P. motor, supply fan, heating coil, humidifier section, flat filter section and mixing section. Unit located in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D3040.01.01.02 Air Handling Units: Air Distribution Gym**

Gym air handling unit- Eng A LM 4C with 3.0 H.P. motor on supply fan, heating coil, humidifier section, filter section, and mixing section. Unit located in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

50 mm thick Flat filters installed in air handling unit filter sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	JAN-07

D3040.01.04 Ducts: Air Distribution*

Central air handling unit supply through system of low pressure ductwork, tempered air to all classrooms and special areas.

Gym air handler supply low pressure tempered air to gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	50	JAN-07

D3040.01.06 Air Terminal Units: Air Distribution (VAV Box)**

Reheat coil section installed in supply ducts for respective rooms in interior ventilation zones.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Supply ceiling diffusers installed in classrooms and other rooms. Some side wall registers installed for special room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D3040.03.01 Hot Water Distribution Systems**

Two pumps vertical Armstrong Model 4380 - 3x3x8 pumps installed to provide water to all perimeter radiation and fan coil units.

Two pumps vertical Armstrong model 4380 2x2x6 is provided to circulate glycol solution from heat exchanger to preheat coil in respective air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	JAN-07

D3040.04.01 Fans: Exhaust**

Two in-line fans installed at ceiling, exhausts washrooms, shower rooms and caretakers rooms. Exhaust is discharged to outdoors through goose neck at roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D3040.04.03 Ducts: Exhaust*

Exhaust ducts installed from exhaust grilles in washroom, shower rooms, etc. to exhaust fan installed in ceiling space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	50	JAN-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Exhaust grilles installed at ceiling of respective rooms. Goose neck is provided at roof to discharge air to atmosphere. Relief hoods with relief damper installed at roof to relief surplus ventilation air supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JAN-07

D3040.05 Heat Exchangers**

Shell and Tube heat exchanger is installed in mechanical room. Hot water is circulated through tube to heat glycol solution for preheat coils in air handlers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D3050.02 Air Coils**

Preheat coils installed in air handling units to temper mixed air supply to rooms.

Reheat coils installed in supply air ducts to provide additional heating in interior zones.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D3050.03 Humidifiers**

Wet cells installed in each air handling unit to supply humidity as required.
System is not used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	JAN-07

D3050.05.02 Fan Coil Units**

Hot water fan coil units are installed at each entrance to heat entrances. Units are recessed in wall at low level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D3050.05.03 Finned Tube Radiation**

Hot water finned tube radiation units are installed low at perimeter of exterior walls.
Gym has perimeter radiation installed along wall 3 meters above floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	JAN-07

D3050.05.06 Unit Heaters**

Hot water unit heaters c/w thermostat installed in mechanical room and meter room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D3060.02.01 Electric and Electronic Controls**

Electric controls provided for fan coil units and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

D3060.02.02 Pneumatic Controls**

Generally all other controls such as dampers, valves, etc. have pneumatic controls. Control panel installed in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	40	JAN-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Dry chemical fire extinguishers c/w recessed cabinets are installed throughout the building in corridors.
Wall mounted extinguishers installed in mechanical room, storage room, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	30	JAN-07

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

Underground fed utility pad mount transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	40	JAN-07

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

Seimens 120/208V, 3ph, 4W, 400AT/800AF switch gear with a double attached CDP panel. CDP panel has 4 - open spaces for expansion. Enmax meter 323205.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	40	JAN-07

<u>Capacity Size</u>	<u>Capacity Unit</u>
400	amps

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

All panels are a Seimens panel. All panels are 120/208V, 3ph, 4W.

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

D5010.07 Motor Control Centers (Motor Control)**

1 - Seimens MCC. MCC is a 208V, 3ph, 3W. MCC has 3 spare spaces. MCC starters are complete with disconnect, pilot lights and reset.

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

D5020.01 Electrical Branch Wiring*

Branch wiring is in acceptable condition. Motor connections are made with liquid tight flex and liquid tight flex connectors. No action is required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	50	JAN-07

D5020.02.01 Lighting Accessories (Lighting Controls)*

Switches are typical 3 level toggle style in rooms and key switches in hallways and gym.

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

D5020.02.02.02 Interior Florescent Fixtures**

The school is typically set up type T-12 florescent lamps and ballasts. 2'x4' 3lamp recessed fixture typical class, 2'x4' 4lamp recessed fixture typical office, 1'x4' 2lamp ceiling/chain hung strip fixtures typical washrooms and change rooms, 1lamp 4' wall/ceiling mounted strip fixtures typical stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-07

Event: Replace T12 lamps with T-8 Ballast and Lamps

Concern:

Existing T-12 lamp and ballast technology is poor efficiency.

Recommendation:

Refit existing fixtures with T8 electronic ballasts and T8 lamps.

Consequences of Deferral:

Increased maintenance and operational costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2010	\$63,819	Unassigned

Updated: JAN-07

D5020.02.02.03 Interior Metal Halide Fixture*

With the exception of 2 - Gymlite fixtures (1 on each end of the gym) all other lights in the gym are high bay metal halide fixtures.

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

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergi-Light 2 head battery pack emergency fixture. Fixture rating 120VAC input, 12VDC back-up, 30W per head, 72 watts maximum output.

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

Event: Test Batteries

Concern:

The batteries should be checked in the battery packs.

Recommendation:

Run 2 - black out test to insure that the emergency fixtures come on, stay on for 30min, and then recharge properly. Replace any batteries that are not in good working order.

Consequences of Deferral:

In the case of a real black out some battery packs may not work providing a poor path to the exits.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$1,000	High

Updated: JAN-07

D5020.02.03.03 Exit Signs*

Exit lights are all incandescent. Interconnection between the exit lights and the emergency lights could not be confirmed.

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

Event: Install LED Exit Lights

Concern:

All exit lights are incandescent fixtures which have higher operational and maintenance costs.

Recommendation:

Replace current exit signs with new LED exit signs.

Consequences of Deferral:

Maintained higher operational and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$6,838	High

Updated: JAN-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Exterior fixtures consist of high pressure sodium wall packs and high pressure sodium recessed fixtures.

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

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

The exterior fixtures are photo-cell and time controlled.

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

D5030.01 Detection and Fire Alarm**

Edwards 6500 control panel with remote indication lights and enunciator at main entrance. System was inspected annually.

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

Event: Add Visual Appliances

Concern:

Visual devices should be added to the fire alarm system to bring it up to modern standards, however this is not required until a renovation is performed to the school.

Recommendation:

Add visual devices in all locations where fire alarm bells are located.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2010	\$12,000	Medium

Updated: JAN-07

Event: Replace FA System

Concern:

The Edwards 6500 system is prone to failure.

Recommendation:

Replace the Edwards 6500 system with modern system.

Consequences of Deferral:

Increased operational costs and possible system failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$38,144	Unassigned

Updated: JAN-07

D5030.02.01 Door Answering*

The main door has a push button that activates a buzzer in the school.

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

D5030.02.02 Intrusion Detection**

Silent Knight fire/burglar system complete with motion sensors, key pad, and key arm/disarm.

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

D5030.03 Clock and Program Systems**

Master clock is integral to the public address system.

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

D5030.04.01 Telephone Systems**

Telephone system is in good working order.

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

D5030.04.04 Data Systems**

A IBDN patch panel with a 3COMM hub. Cabling is Cat5E.

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

D5030.05 Public Address and Music Systems**

The PA system is a Ducane with a tuner, casset and CD player.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-07

Event: Lifecycle Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$63,819	Low

Updated: JAN-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

Electronic book scanner.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	JAN-07

E1090.04 Residential Equipment*

2 residential stoves
 3 residential refrigerators
 1 dishwasher
 1 small freezer in meter room 111
 2 microwaves
 1 coffee machine
 1 water cooler
 1 toaster oven
 1 small refrigerator in caretakers office

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	JAN-07

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

2 side-swing Basketball hoops,
 2 fixed basketball hoops
 2 climbing apparatus
 1 kiln and hood in music/art room
 posts and nets for various sports.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	JAN-07

E2010.02 Fixed Casework**

Natural finished cabinets and shelving units with laminate counters, steel coat hooks on natural finished wood wall mounted shelves in most classrooms.
 Natural finished wood and plastic laminate library desk.
 Natural finished cabinets in kitchen.
 Natural finished wall mounted shelves and wood mop rail in caretakers sink room.
 Natural finished wood purse shelving unit in women's staff washroom.
 Natural finished wood coat rack in staff room.
 Natural finished wood cabinet with plastic laminate top in workroom
 Natural finished cabinets including mail slots in staff room.
 Natural finished cabinets with plastic laminate top in office.
 Laminate vanities in student washrooms, staff washrooms, ECS washroom and Infirmary washroom.
 Built-in natural finished wood with glass slider display cabinet in vestibule adjacent to office.
 2 fixed steel display cabinets with swing glass doors in gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	JAN-07

Event: Replace Plam Countertops

Concern:

Plastic laminate counters are chipped or cracked in rooms:
 108 staff room
 117 girls washroom
 115 kitchen
 138 ECS

Recommendation:

Fix/replace plam

Consequences of Deferral:

Plastic laminate will continue to crack and chip increasing cost of repair

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$1,500	Medium

Updated: JAN-07

E2010.03.06 Curtains and Drapes**

Curtains in all rooms with windows except library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-07

E2020 Moveable Furnishings*

Moveable natural finished wood cabinets and shelving units with laminate counters in most classrooms.
Moveable natural finished wood book shelves in library.
Moveable natural finished wood cabinet with laminate counter in staff room.
Natural finished wood mobile shelving units in ECS.
Moveable natural finished closed cabinet and shelving cabinet in music room.
3 tier bandstand in music room.
Computer desks in computer room.
Floor mats at vestibules.
Natural finished moveable wood storage cabinets in gymnasium storage areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-07

F1010.02.04 Portable and Mobile Buildings* - C91CS01

Architectural:

- Timber bin wall supports placed on grade.
- painted plywood skirting
- wood floor joists with insulated cavity.
- painted gypsum board on wood frame walls.
- vertical cedar siding, prefinished metal fascia.
- hollow metal doors in pressed steel frames
- aluminum double hung sealed units.
- VSF and carpet flooring.
- T-bar and acoustic tile ceilings.
- insulation in wood joists
- S.B.S. roofing.

Connected to school at floor level.

Mechanical:

Portable units- Heating and ventilation replacement unit Carrier Crusader model 5855G 090-CC installed in Vertical Palm Air Cabinet.
Furnace input 110.0 with 92.5 output. Furnace motor 1/3 H.P.

Electrical:

Classroom:

- 1 - PA call switch.
- 1 - Toggle switch with voltage indication for the exhaust fan.
- 1 - Programmable thermostat.
- 4 - Duplex receptacles.
- 1 - Cat5 data connection.
- 1 - Smoke detector.
- 1 - Commander 16 circuit, 100A, 120/208V, 3Ph, 4W panel. Panel has 50% space in it.
- 18 - 2lamp 1'x4' fluorescent fixtures with T-12 style lamps and ballasts in main room.
- There is 1 - furnace in each classroom, each comes with 1 - toggle style disconnect switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	JAN-07

Event: Add visual device to fire alarm

Concern:

No visual device on the fire alarm

Recommendation:

Add visual device on the fire alarm system. (This can be done when a renovation is performed to the portable units.)

Consequences of Deferral:

Hearing impaired people may not know a fire alarm is going on.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$290	Medium

Updated: JAN-07

Event: Carpet Replacement

Concern:

Carpet has reached the end of it's theoretical life cycle

Recommendation:

Replace existing carpet and VSF with new VSF

Consequences of Deferral:

Increased cost of maintenance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$4,000	Medium

Updated: JAN-07

Event: Replace lights

Concern:

Present lights are not energy efficient.

Recommendation:

Lights should be retro-fitted with T-8 style lamps and ballasts to increase the energy efficiency of the fixtures.

Consequences of Deferral:

If this is not addressed it will continued to produce higher operational and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$1,645	Unassigned

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - C91CS02

Architectural:

- Timber bin wall supports placed on grade.
 - painted plywood skirting
 - wood floor joists with insulated cavity.
 - painted gypsum board on wood frame walls.
 - vertical cedar siding, prefinished metal fascia.
 - hollow metal doors in pressed steel frames
 - aluminum double hung sealed units.
 - VSF and carpet flooring.
 - T-bar and acoustic tile ceilings.
 - insulation in wood joists
 - S.B.S. roofing.
 - exterior metal safety tread stairs on wood frame construction to grade
- (Note: Stair treads on at least 2 treads appear to have been cut and placed together and may have sharp edges that could be a hazard. Recommend replacing affected treads at an approximate cost of \$500.00)

Connected to portable at corridor.

Hallway

- T-bar ceiling
- Painted gypsum board walls
- VSF flooring.

Mechanical:

Portable units- Heating and ventilation replacement unit Carrier Crusader model 5855G 090-CC installed in Vertical Palm Air Cabinet.
Furnace input 110.0 with 92.5 output. Furnace motor 1/3 H.P.

Electrical:

Hallway

- 8 - Key operated light switches at (2 switches per hallway section).
- 8 - 2 lamp 2'x4' fluorescent fixtures with T-12 style lamps and ballasts (2 fixtures per hallway section).
- 4 - 2 head incandescent Emergency battery packs. These are interlocked with the exit lights.
- There are 2 - 10" fire alarm bell (1 bell in the north portables, 1 bell in the south portables).
- There is 1 - plug-in smoke detector in the same hallway as the fire alarm bell.
- There are 2 - incandescent exit light on the double doors leading outside. (1 - exit light in the north portable and 1 exit light in the south portable.)

Classroom:

- 1 - PA call switch.
- 1 - Toggle switch with voltage indication for the exhaust fan.
- 1 - Programmable thermostat.
- 4 - Duplex receptacles.
- 1 - Cat5 data connection.
- 1 - Smoke detector.
- 1 - Commander 16 circuit, 100A, 120/208V, 3Ph, 4W panel. Panel has 50% space in it.
- 18 - 2lamp 1'x4' fluorescent fixtures with T-12 style lamps and ballasts in main room.
- There is 1 - furnace in each classroom, each comes with 1 - toggle style disconnect switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	0	JAN-07

Event: Add Visual Fire Alarm

Concern:

No visual device on the fire alarm

Recommendation:

Add visual device on the fire alarm system. (This can be done when a renovation is performed to the portable units.)

Consequences of Deferral:

Hearing impaired people may not know a fire alarm is going on.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$290	Medium

Updated: JAN-07

Event: Battery Test

Concern:

Some of the Battery packs in the hallways that were in a trouble state.

Recommendation:

It is recommended that the battery packs should have 2 - black out test to insure that the lights will run for a minimum of 30min and then recharge properly, any batteries that fail should be replaced.

Consequences of Deferral:

If this issue is not addressed it may lead to a failure of the fixture in a power-out situation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$550	High

Updated: JAN-07

Event: Replace Exit Lights

Concern:

Exit Light is not energy efficient.

Recommendation:

The exit light should be replaced with a LED style fixture.

Consequences of Deferral:

If this is not addressed it will continued to provide higher operational and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$300	Unassigned

Updated: JAN-07

Event: Replace Lights

Concern:

Lights are old and not energy efficient.

Recommendation:

Lights should be retro-fitted with T-8 style lamps and ballasts to increase the energy efficiency of the fixtures.

Consequences of Deferral:

If this is not addressed it will continued to produce higher operational and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$1,645	Unassigned

Updated: JAN-07

Event: Wall and floor repair

Concern:

Flooring is worn through in various locations.
Wall is damaged in various locations.

Recommendation:

Replace existing carpet and VSF with new VSF.

Fix holes in walls and repaint.

Consequences of Deferral:

Flooring will continue to wear and possibly damage substrate.
Holes in walls can be enlarged.

Both these items will increase the cost of maintenance and future repair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$8,000	High

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - C91CS10

Architectural:

- Timber bin wall supports placed on grade.
- painted plywood skirting
- wood floor joists with insulated cavity.
- painted gypsum board on wood frame walls.
- vertical cedar siding, prefinished metal fascia.
- hollow metal doors in pressed steel frames
- aluminum double hung sealed units.
- VSF and carpet flooring.
- T-bar and acoustic tile ceilings.
- insulation in wood joists
- S.B.S. roofing.

Connected to portable at corridor.

Mechanical:

Portable units- Heating and ventilation replacement unit Carrier Crusader model 5855G 090-CC installed in Vertical Palm Air Cabinet.
 Furnace input 110.0 with 92.5 output. Furnace motor 1/3 H.P.

Electrical:

Classroom:

- 1 - PA call switch.
- 1 - Toggle switch with voltage indication for the exhaust fan.
- 1 - Programmable thermostat.
- 4 - Duplex receptacles.
- 1 - Cat5 data connection.
- 1 - Smoke detector.
- 1 - Commander 16 circuit, 100A, 120/208V, 3Ph, 4W panel. Panel has 50% space in it.
- 18 - 2lamp 1'x4' fluorescent fixtures with T-12 style lamps and ballasts in main room.
- There is 1 - furnace in each classroom, each comes with 1 - toggle style disconnect switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	JAN-07

Event: Add visual device to fire alarm

Concern:

No visual device on the fire alarm

Recommendation:

Add visual device on the fire alarm system. (This can be done when a renovation is performed to the portable units.)

Consequences of Deferral:

Hearing impaired people may not know a fire alarm is going on.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$290	Medium

Updated: JAN-07

Event: Replace Lights

Concern:

Present lights are not energy efficient.

Recommendation:

Lights should be retro-fitted with T-8 style lamps and ballasts to increase the energy efficiency of the fixtures.

Consequences of Deferral:

If this is not addressed it will continued to produce higher operational and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$1,645	Unassigned

Updated: JAN-07

Event: Replace carpet

Concern:

Carpet has reached the end of it's theoretical life cycle

Recommendation:

Replace existing carpet and VSF with new VSF

Consequences of Deferral:

Increased cost of maintenance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$4,000	Medium

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - C91CS11

Architectural:

- Timber bin wall supports placed on grade.
- painted plywood skirting
- wood floor joists with insulated cavity.
- painted gypsum board on wood frame walls.
- vertical cedar siding, prefinished metal fascia.
- hollow metal doors in pressed steel frames
- aluminum double hung sealed units.
- VSF and carpet flooring.
- T-bar and acoustic tile ceilings.
- insulation in wood joists
- S.B.S. roofing.

Connected to school at floor level.

Hallway

- T-bar ceiling
- Painted gypsum board walls
- VSF flooring.

Mechanical:

Portable units- Heating and ventilation replacement unit Carrier Crusader model 5855G 090-CC installed in Vertical Palm Air Cabinet.

Furnace input 110.0 with 92.5 output. Furnace motor 1/3 H.P.

Electrical:

Hallway

- 8 - Key operated light switches at (2 switches per hallway section.).
- 8 - 2 lamp 2'x4' fluorescent fixtures with T-12 style lamps and ballasts (2 fixtures per hallway section.).
- 4 - 2 head incandescent Emergency battery packs. These are interlocked with the exit lights.
- There are 2 - 10" fire alarm bell (1 bell in the north portables, 1 bell in the south portables).
- There is 1 - plug-in smoke detector in the same hallway as the fire alarm bell.

Classroom:

- 1 - PA call switch.
- 1 - Toggle switch with voltage indication for the exhaust fan.
- 1 - Programmable thermostat.
- 4 - Duplex receptacles.
- 1 - Cat5 data connection.
- 1 - Smoke detector.
- 1 - Commander 16 circuit, 100A, 120/208V, 3Ph, 4W panel. Panel has 50% space in it.
- 18 - 2lamp 1'x4' fluorescent fixtures with T-12 style lamps and ballasts in main room.
- There is 1 - furnace in each classroom, each comes with 1 - toggle style disconnect switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	0	JAN-07

Event: Add Visual device to fire alarm

Concern:

No visual device on the fire alarm

Recommendation:

Add visual device on the fire alarm system. (This can be done when a renovation is performed to the portable units.)

Consequences of Deferral:

Hearing impaired people may not know a fire alarm is going on.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$290	Medium

Updated: JAN-07

Event: Preventative Maintenance

Concern:

Some of the Battery packs in the hallways that were in a trouble state.

Recommendation:

It is recommended that the battery packs should have 2 - black out test to insure that the lights will run for a minimum of 30min and then recharge properly, any batteries that fail should be replaced.

Consequences of Deferral:

If this issue is not addressed it may lead to a failure of the fixture in a power-out situation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$550	High

Updated: JAN-07

Event: Replace Lights

Concern:

Lights are old and not energy efficient.

Recommendation:

Lights should be retro-fitted with T-8 style lamps and ballasts to increase the energy efficiency of the fixtures.

Consequences of Deferral:

If this is not addressed it will continued to produce higher operational and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$1,645	Unassigned

Updated: JAN-07

Event: Replace carpet

Concern:

Flooring is worn through in various places

Recommendation:

Replace existing carpet and VSF with new VSF

Consequences of Deferral:

Flooring will continue to wear and possibly damage substrate.

This can increase the cost of maintenance and the cost of future repair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$4,000	High

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - C91CS23

Architectural:

- Timber bin wall supports placed on grade.
- painted plywood skirting
- wood floor joists with insulated cavity.
- painted gypsum board on wood frame walls.
- vertical cedar siding, prefinished metal fascia.
- hollow metal doors in pressed steel frames
- aluminum double hung sealed units.
- VSF and carpet flooring.
- T-bar and acoustic tile ceilings.
- insulation in wood joists
- S.B.S. roofing.

Connected to school at floor level.

Hallway

- T-bar ceiling
- Painted gypsum board walls
- VSF flooring.

Mechanical:

Portable units- Heating and ventilation replacement unit Carrier Crusader model 5855G 090-CC installed in Vertical Palm Air Cabinet.

Furnace input 110.0 with 92.5 output. Furnace motor 1/3 H.P.

Electrical:

Hallway

- 8 - Key operated light switches at (2 switches per hallway section.).
- 8 - 2 lamp 2'x4' fluorescent fixtures with T-12 style lamps and ballasts (2 fixtures per hallway section.).
- 4 - 2 head incandescent Emergency battery packs. These are interlocked with the exit lights.
- There are 2 - 10" fire alarm bell (1 bell in the north portables, 1 bell in the south portables).
- There is 1 - plug-in smoke detector in the same hallway as the fire alarm bell.

Classroom:

- 1 - PA call switch.
- 1 - Toggle switch with voltage indication for the exhaust fan.
- 1 - Programmable thermostat.
- 4 - Duplex receptacles.
- 1 - Cat5 data connection.
- 1 - Smoke detector.
- 1 - Commander 16 circuit, 100A, 120/208V, 3Ph, 4W panel. Panel has 50% space in it.
- 18 - 2lamp 1'x4' fluorescent fixtures with T-12 style lamps and ballasts in main room.
- There is 1 - furnace in each classroom, each comes with 1 - toggle style disconnect switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	JAN-07

Event: Add visual device to fire alarm

Concern:

No visual device on the fire alarm

Recommendation:

Add visual device on the fire alarm system. (This can be done when a renovation is performed to the portable units.)

Consequences of Deferral:

Hearing impaired people may not know a fire alarm is going on.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$290	Medium

Updated: JAN-07

Event: Battery test

Concern:

Some of the Battery packs in the hallways that were in a trouble state.

Recommendation:

It is recommended that the battery packs should have 2 - black out test to insure that the lights will run for a minimum of 30min and then recharge properly, any batteries that fail should be replaced.

Consequences of Deferral:

If this issue is not addressed it may lead to a failure of the fixture in a power-out situation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$550	High

Updated: JAN-07

Event: Replace Carpet

Concern:

Carpet has reached the end of it's theoretical life cycle

Recommendation:

Replace existing carpet and VSF with new VSF

Consequences of Deferral:

Increased cost of maintenance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$4,000	Medium

Updated: JAN-07

Event: Replace Lights

Concern:

Lights are old and not energy efficient.

Recommendation:

Lights should be retro-fitted with T-8 style lamps and ballasts to

increase the energy efficiency of the fixtures.

Consequences of Deferral:

If this is not addressed it will continued to produce higher operational and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$1,645	Unassigned

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - C91CS24

Architectural:

- Timber bin wall supports placed on grade.
- painted plywood skirting
- wood floor joists with insulated cavity.
- painted gypsum board on wood frame walls.
- vertical cedar siding, prefinished metal fascia.
- hollow metal doors in pressed steel frames
- aluminum double hung sealed units.
- VSF flooring.
- T-bar and acoustic tile ceilings.
- insulation in wood joists
- S.B.S. roofing.

Connected to portable at corridor.

This unit appears to have new VSF flooring installed.

Mechanical:

Portable units- Heating and ventilation replacement unit Carrier Crusader model 5855G 090-CC installed in Vertical Palm Air Cabinet.
 Furnace input 110.0 with 92.5 output. Furnace motor 1/3 H.P.

Electrical:

Classroom:

- 1 - PA call switch.
 - 1 - Toggle switch with voltage indication for the exhaust fan.
 - 1 - Programmable thermostat.
 - 4 - Duplex receptacles.
 - 1 - Cat5 data connection.
 - 1 - Smoke detector.
 - 1 - Commander 16 circuit, 100A, 120/208V, 3Ph, 4W panel. Panel has 50% space in it.
 - 18 - 2lamp 1'x4' fluorescent fixtures with T-12 style lamps and ballasts in main room.
- There is 1 - furnace in each classroom, each comes with 1 - toggle style disconnect switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	JAN-07

Event: Add visual device to fire alarm.

Concern:

No visual device on the fire alarm

Recommendation:

Add visual device on the fire alarm system. (This can be done when a renovation is performed to the portable units.)

Consequences of Deferral:

Hearing impaired people may not know a fire alarm is going on.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$290	Medium

Updated: JAN-07

Event: Replace lights

Concern:

Present lights are not energy efficient.

Recommendation:

Lights should be retro-fitted with T-8 style lamps and ballasts to increase the energy efficiency of the fixtures.

Consequences of Deferral:

If this is not addressed it will continued to produce higher operational and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$1,645	Unassigned

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - C92CS01

Architectural:

- Timber bin wall supports placed on grade.
 - painted plywood skirting
 - wood floor joists with insulated cavity.
 - painted gypsum board on wood frame walls.
 - vertical cedar siding, prefinished metal fascia.
 - hollow metal doors in pressed steel frames
 - aluminum double hung sealed units.
 - VSF and carpet flooring.
 - T-bar and acoustic tile ceilings.
 - insulation in wood joists
 - S.B.S. roofing.
 - exterior metal safety tread stairs on wood frame construction to grade
- (Note: Stair treads on at least 2 treads appear to have been cut and placed together and may have sharp edges that could be a hazard. Recommend replacing affected treads at an approximate cost of \$500.00)

Connected to portable at corridor.

Mechanical:

Portable units- Heating and ventilation replacement unit Carrier Crusader model 5855G 090-CC installed in Vertical Palm Air Cabinet.
 Furnace input 110.0 with 92.5 output. Furnace motor 1/3 H.P.

Electrical:

Classroom:

- 1 - PA call switch.
 - 1 - Toggle switch with voltage indication for the exhaust fan.
 - 1 - Programmable thermostat.
 - 4 - Duplex receptacles.
 - 1 - Cat5 data connection.
 - 1 - Smoke detector.
 - 1 - Commander 16 circuit, 100A, 120/208V, 3Ph, 4W panel. Panel has 50% space in it.
 - 18 - 2lamp 1'x4' fluorescent fixtures with T-12 style lamps and ballasts in main room.
- There is 1 - furnace in each classroom, each comes with 1 - toggle style disconnect switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-07

Event: Add visual device to fire alarm

Concern:

No visual device on the fire alarm

Recommendation:

Add visual device on the fire alarm system. (This can be done when a renovation is performed to the portable units.)

Consequences of Deferral:

Hearing impaired people may not know a fire alarm is going on.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$290	Medium

Updated: JAN-07

Event: Battery Test

Concern:

Some of the Battery packs in the hallways that were in a trouble state.

Recommendation:

It is recommended that the battery packs should have 2 - black out test to insure that the lights will run for a minimum of 30min and then recharge properly, any batteries that fail should be replaced.

Consequences of Deferral:

If this issue is not addressed it may lead to a failure of the fixture in a power-out situation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$550	Unassigned

Updated: JAN-07

Event: Replace carpet

Concern:

Carpet has reached the end of it's theoretical life cycle.

Recommendation:

Replace existing carpet and VSF with new VSF

Consequences of Deferral:

Increased cost of maintenance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$4,000	Medium

Updated: JAN-07

Event: Replace exit lights with LED lights

Concern:

Exit Light is not energy efficient.

Recommendation:

The exit light should be replaced with a LED style fixture.

Consequences of Deferral:

If this is not addressed it will continued to provide higher operational and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$300	Unassigned

Updated: JAN-07

Event: Replace lights

Concern:

Lights are old and not energy efficient.

Recommendation:

Lights should be retro-fitted with T-8 style lamps and ballasts to increase the energy efficiency of the fixtures.

Consequences of Deferral:

If this is not addressed it will continued to produce higher operational and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$1,645	Unassigned

Updated: JAN-07

F2020.01 Asbestos*

None identified or reported

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

F2020.02 PCBs*

None identified or reported

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

F2020.03 Mercury*

None identified or reported

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

F2020.04 Mould*

None identified or reported.

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

F2020.09 Other Hazardous Materials*

None identified or reported.

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

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

There is barrier free parking at the entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	JAN-07

K4010.02 Barrier Free Entrances

No auto operator on main door

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1990	0	JAN-07

Event: Install a barrier free operator

Concern:

No auto operator at main barrier free entrance

Recommendation:

Install auto operator on main entrance door.

Consequences of Deferral:

No Barrier free access

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$2,000	High

Updated: JAN-07

K4010.03 Barrier Free Interior Circulation

There appears to be no difficulty in barrier free access to all rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	JAN-07

K4010.04 Barrier Free Washrooms

Washrooms meet accessibility requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	JAN-07

RECAPP Facility Evaluation Report



Blessed Kateri Tekakwitha School

S2542
Calgary

Facility Details	
Building Name:	Blessed Kateri Tekakwitha S
Address:	
Location:	Calgary
Building Id:	S2542
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	Quinn Young Architects Ltd.
Evaluation Date:	October 6 2006
Evaluator Name:	Perry Moscrip

Total Maintenance Events Next 5 years: \$54,840
5 year Facility Condition Index (FCI): 0%

General Summary:

The grades slope away from the school on all sides. The school shares a site with a city park with a soccer field and baseball diamond to the north. The south side of the shared city park playing field and rear grade of the school slope down to a catch basin located near the north west corner of the school lot. Drainage on the site appears to be acceptable. There is a steep ramp from the street to north entry. Overall site 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

G1030 Site Earthwork (Site Grading)*

The grades slope away from the school on all sides. The south side of the shared city park playing field and rear grade of the school slope down to a catch basin located near the north west corner of the school lot. Drainage on the site appears to be adequate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

Roadway on west side leading to portables and play area on west side paved.

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

G2010.04 Rigid Roadway Pavement (Concrete)**

Garbage bin apron is concrete.

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

G2010.05 Roadway Curbs and Gutters*

Integral curbs in along road area.

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	10	JAN-07

Event: Re-pave parking area

Concern:

Asphalt parking area will reach it's theoretical lifecycle in 2010.

Recommendation:

Re-pave parking area.

Consequences of Deferral:

Increased maintenance cost.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$22,840	Medium

Updated: JAN-07

G2020.05 Parking Lot Curbs and Gutters*

Integral curbs and gutters in parking area.

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

G2020.06.01 Traffic Barriers*

One chain barrier between 2 concrete bollards.
3 Chicago barriers at parking entrance to rear access road.

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

G2020.06.02 Parking Bumpers*

Pre-cast concrete parking bumpers at parking stalls.

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

G2020.06.03 Parking Lot Signs*

Reflective metal barrier free parking and various no parking and warning signs.

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

G2020.06.04 Pavement Markings*

Painted yellow markings and barrier free parking.
No parking at garbage enclosure

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

G2030.02.01 Gravel Pedestrian Surfacing*

Gravel path at location of old portable locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	10	JAN-07

G2030.02.02 Asphalt Pedestrian Pavement**

Asphalt path from north portables to north school entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	10	JAN-07

G2030.04 Rigid Pedestrian Pavement (Concrete)**

concrete sidewalks at north end of school, from main entrance to parking, main entrance to city sidewalk with integral stair and south entrance to parking with integral stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	JAN-07

Event: Sidewalk replacement

Concern:

Sidewalks have reached the end of their theoretical life cycle.

Recommendation:

Replace sidewalks.

Consequences of Deferral:

Increased maintenance cost.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$32,000	Low

Updated: JAN-07

G2040.02 Fences and Gates**

Post and cable fence on north east side from the city sidewalk to edge of building

Post and cable fence on the west side along the alley, along the south east side to roadway entrance and returning 30 feet along road.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-07

G2040.03 Athletic and Recreational Surfaces**

Asphalt play area on west end of school.

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

G2040.06 Exterior Signs*

Individual metal letters identifying school mounted to metal fascia cladding adjacent to the front entrance.

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

G2040.08 Flagpoles*

6m flag pole mounted to concrete base on east side of school in concrete walkway area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-07

G2040.11 Retaining Walls*

Concrete retaining walls on both north and south side next to portables and also concrete retaining walls against portables at play area on west side from the school wall to approximately the middle of the second portable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

G2050.04 Lawns and Grasses*

Mature lawns on all sides of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	JAN-07

G2050.05 Trees, Plants and Ground Covers*

Wide variety of mature shrubs and trees on the east, west and south sides of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	10	JAN-07

G3010.02 Site Domestic Water Distribution*

100 diameter service is installed from lane north of school to water meter room located in south side of school.

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

G3010.03 Site Fire Protection Water Distribution*

There is one fire hydrant located on site next to the garbage enclosure and one across the street to the S.E..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

G3020.01 Sanitary Sewage Collection*

Gravity sewer service 100 diameter leave building at south west corner of building and flow by gravity to city service in lane to west of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

G3030.01 Storm Water Collection*

drainage system and site drainage pipes flow by gravity to city storm sewer manhole located northwest of school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

G3060.01 Gas Distribution*

Pressure gas is supplied from lane located to west of building and run to gas meter room located on south side of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

G4010.02 Electrical Power Distribution Lines*

Underground fed utility service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	50	JAN-07

G4010.03 Electrical Power Distribution Equipment*

Pad mount utility transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	50	JAN-07

G4010.04 Car Plugs-ins*

13 duplex receptacles located in concrete pedestals.

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

G4030.04 Other Site Communications and Security

Underground fed utilities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	0	JAN-07