

RECAPP Facility Evaluation Report

Medicine Hat Cs Reg Div #20



Centre for Academic and Personal Excellence Institute

B3781A
Medicine Hat

Facility Details	Evaluation Details
Building Name: Centre for Academic and Personal Excellence Address: 830a Balmoral Street S. E. Location: Medicine Hat Building Id: B3781A Gross Area (sq. m): 2,053.20 Replacement Cost: \$3,383,376 Construction Year: 0	Evaluation Company: Ferrari Westwood Architects Evaluation Date: May 1 2004 Evaluator Name: Mr. Ric Johnston Evaluator Phone: (403) 327-3113
	Total Maintenance Events Next 5 years: \$40,000 5 year Facility Condition Index (FCI): 1.18%

General Summary:

The original 835 sq. m., two-story building, with a full basement, was constructed in 1911. A 583 sq.m., one story gymnasium addition, was built in 1955. The school was originally a K-6 school, named St. Louis School. In 2001, a 416 sq.m., one story addition, including two older, relocated classroom buildings, each 107 sq.m., was added to the school and it was renamed the Centre for Academic and Personal Excellence (CAPE).

It currently has grades 1-8. The total gross area of the school is approximately 2,048 sq.m. In 2001, the existing building was also renovated, but stair guardrails still need to be upgraded for safety reasons, and an elevator needs to be installed to provide barrier-free access internally.

Structural Summary:

The 1911 and 1955 constructions are load-bearing masonry walls with wood framed floors and flat, wood framed roof structures. The 2001 addition has load bearing wood stud walls and a flat TJI, wood framed roof. The two relocated classroom buildings are wood framed walls and floors, with pre-engineered, sloped roof trusses.

Envelope Summary:

The 1911 building is solid masonry walls with brick exterior, and lath and plaster interior. It is assumed that there is no insulation in the wall system. Double-glazed, aluminum windows were installed (presumably in the 1980's) to replace the original windows.

The 1955 addition is also masonry wall construction, with a brick exterior and brick interior. Both buildings have built-up tar and gravel roofs.

The 2001 addition has batt. insulated 38" x140" stud walls with stucco exterior and gypsum board interior. It has metal clad wood windows with sealed, insulated glazing. The roof is an insulated; two ply SBS, torched-on system. The two relocated classroom buildings have batt. insulated 38" x 89" stud walls, with prefinished metal siding exterior and prefinished, hardboard wall panels on the interior and double glazed, aluminum windows. One has a metal roof and the other has asphalt shingles.

Interior Summary:

When the 2001 addition was added, most of the interior finishes throughout the school were upgraded, with the exception of the gymnasium, and stage areas.

The flooring is generally linoleum and sheet vinyl, with carpet in administration, staff room, library and computer classroom areas. The student washrooms have ceramic tile floors. The gymnasium has hardwood flooring.

The walls are painted plaster or gypsum board, with glazed, ceramic tile in the student washrooms. The gymnasium walls are brick. The hallway walls of the 2001 addition have vinyl wall fabric. The walls and ceilings of the relocated classroom buildings are prefinished hardboard panels.

The ceilings are suspended acoustic tile with some painted gypsum board in service rooms. The gymnasium ceiling is glued-on acoustic tile.

Guardrails and handrails to the 1911 building's stairs should be upgraded to meet Code and improve safety. An elevator should be installed to provide barrier-free access from the 2001 addition to all three floors of the 1911 building.

Mechanical Summary:

The mechanical systems in the 2001 addition are essentially new. The system is in good condition with some upgrading done in both 1955 and 2001. The 1911 building and 1955 gymnasium addition, mechanical system appears to be in good condition except for the rooftop units, which need to be replaced. These renovations have left the older mechanical systems in good condition.

Electrical Summary:

In general the electrical system is in good condition with some upgrading done in 1955 and 2001. The electrical systems are in excellent condition in the 2001 addition and renovation areas. Lighting and local area network system have been upgraded throughout the school. Power systems appear to be in good shape, but have little room for expansion.

Future upgrading of the main fire alarm panel will be required in the near future.

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*

(1955) Reinforced concrete foundation walls on reinforced concrete strip footings to the Gym addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

A1010 Standard Foundations*

(2001) Reinforced concrete foundation walls on reinforced concrete strip footings to addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	100	October 2004

A1030 Slab on Grade*

(1955) Concrete slab below hardwood floor in gym addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

A1030 Slab on Grade*

(2001) 100mm, reinforced concrete slab on 6 mil poly v.b. on 150mm compacted gravel to addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	100	October 2004

A1030 Slab on Grade*

(1911) Concrete slab in basement of original building. Some deteriorated areas repaired in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	100	October 2004

A2020 Basement Walls*

(2001) Reinforced concrete walls to crawlspace below relocated classroom buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

A2020 Basement Walls*

(1911) Concrete walls to original building basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

B1010.01 Floor Structural Frame*(Building Frame)

(1911) Wood floor joists to main and second floors of original building. Some settlement and unlevel in areas, but still appear structurally acceptable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	100	October 2004

B1010.01 Floor Structural Frame*(Building Frame)

Wood floor joists to relocated classroom buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

B1010.02 Structural Interior Walls Supporting Floors*

(1911) Load bearing masonry and wood studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	100	October 2004

B1010.03 Floor Decks, Slabs, and Toppings*

(2001) 50mm concrete skim slab on 6 mil. poly v.b. on 150mm compacted gravel in crawlspace under relocated, wood framed classroom buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	100	October 2004

B1010.07.03 Structural Metal Framing:ExteriorStair

(1955) Exterior, painted steel fire escape stairs from second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

B1020.01 Roof Structural Frame*

(1911) Flat roof, wood trusses structure. Trusses reinforced with wood bracing in 1981.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	100	October 2004

B1020.01 Roof Structural Frame*

(2001) 16mm sheathing on engineered wood joists (TJI's) and dimensioned lumber joists to addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	100	October 2004

B1020.01 Roof Structural Frame*

(1961) Wood sheathing on engineered wood trusses to sloped roof over relocated, classroom buildings.
 (1955) Wood deck on wood joists to flat roof over gym addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

B1020.02 Structural Interior Walls Supporting Roofs

(2001) 38x140 wood stud bearing walls in addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

S2 ENVELOPE

B2010.01.06.03 Metal Siding*

Prefinished metal siding on relocated classroom buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	40	October 2004

B2010.01.06.03 Metal Siding*

(2001) Prefinished metal fascia on addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

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

(1911) Load bearing brick with lath and plaster interior finish. No vapour barrier.
 (1955) Brick exterior and interior walls to gym addition. Insulation and vapour barrier unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

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

38x89, batt insulated, wood studs. Metal siding exterior finish, prefinished vinylclad gypsum board interior finish to relocated classroom buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	100	October 2004

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

(2001) 38x140, batt insulated, wood studs. Rock dashed stucco on metal lath, building paper and 10mm OSB sheathing on exterior. 6mil poly v.b. and 16mm f.r.gypsum board interior to addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	100	October 2004

B2010.09 Exterior Soffits*

(1955) Painted wood soffit above gym addition entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

B2010.09.03 Siding Panels:Soffits

(2001) Prefinished, vented metal soffits to addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

B2020 Exterior Windows

Fixed and horizontal sliding, double glazed aluminum windows in 1911 building. Fixed and awning vent, aluminum windows with sealed unit glazing, in 1955 gym addition. Double glazed, horizontal sliding aluminum windows in relocated classroom buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

B2020 Exterior Windows

(2001) Prefinish metal clad wood windows with sealed unit glazing. Fixed unit over horizontal sliding venting units in addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

B2030.01 Exterior Entrance Doors

Painted metal doors in aluminum frames to 1955 gym addition.
Painted metal doors in steel frames to relocated classroom buildings. Panic hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

B2030.01 Exterior Entrance Doors

(2001) Thermally broken aluminum doors and framing, with sealed unit glazing to addition. Panic hardware. Front entry door has power assisted operator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

B3010.02.01.01 Asphalt Shingles*

Asphalt shingled roof on one of the relocated classroom buildings. Year of replacement not known.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	October 2004

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

(1985) Built-up roofing on original building and 1955 gym addition are in need of replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	25	October 2004

Event: Replace built-up roofing with SBS roofing. Total of 530 sq. meters.

Concern:

Existing roofing is reaching end of life expectancy.

Recommendation:

Replace with 2-ply SBS roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$40,000	Low

Updated: October 7 2004

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

(2001) SBS on 13mm fibreboard, on 50mm semi-rigid insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	25	October 2004

B3010.07 Sheet Metal Roofing*

(2000) Pre-finished metal roof on one of the relocated classroom buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

B3010.08.02 Metal Gutters and Downspouts*

Prefinished metal eavestroughs and downspouts on the two relocated classroom buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

B3010.09 Roof Specialties and Accessories*

Painted, steel ladder from original 1911 building roof down to 1955 addition roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	October 2004

B3020.02.01 Roof Hatches

(2001) Prefabricated, insulated steel roof hatch on addition and installed on 1911 building to replace the original, unsafe, wooded roof access hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Original 1911 building and 1955 addition - wood framing with painted drywall and masonry with plaster finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	October 2004

C1020.01 Interior Swinging Doors*

(1955) Doors in the original building, 1955 addition and relocated classroom buildings. Doors are a mixture of varnished and painted wood. Hardware is older, but well maintained.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	40	October 2004

C1020.01 Interior Swinging Doors*

(2001) Solid core wood, with lever handle hardware in addition. Fire-rated steel, in steel frames , with panic hardware installed in original building stairwells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	40	October 2004

C1030.01 Visual Display Boards*

Chalkboards, whiteboard and tackboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	10	October 2004

C2010 Stair Construction*

Steel with concrete filled treads

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

C2020.05 Resilient Stair Finishes*

Rubber stair treads and risers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

C2020.08 Stair Railings and Balustrades*

(1911) Painted steel pipe guardrails and handrails. Horizontal members only (climbing risk) spaced far apart and do not meet current code and safety concerns. Guardrails are 150mm too low. Safety concern.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2	0	50	October 2004

Event: Stair handrails and guardrails have horizontal members spaced too far apart. Guardrails are too low.

Concern:

Large objects could fall through and/or children could climb on and/or fall through to stairs and landings below.

Recommendation:

Weld heavy gauge steel mesh with small openings to sides of railings, and a railing to the top.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2005	\$5,000	High

Updated: October 7 2004



C3010 Wall Finishes

(2001) Painted drywall and vinyl fabric in addition. Original building repainted. Glazed ceramic wall tile installed in 1996 in basement washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

C3010.12.01 Vinyl-Coated Fabric Wall Coverings

Vinyl covered drywall with PVC battens in relocated classroom buildings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

C3020 Floor Finishes

(1996) Washroom flooring is ceramic tile (basement).

(2001) Carpet with rubber base. New in addition, replaced in original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

C3020.04 Wood Flooring*

(1955) Hardwood floor in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	10	October 2004

C3020.07 Resilient Flooring*

(2001) Vinyl composite tile and rubber base in addition and relocated classroom building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

C3030 Ceiling Finishes

(2001) Suspended T-bar with acoustic panels in addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

C3030 Ceiling Finishes

(1911) Plaster with paint finish in original building. Hallways have suspended T-bar, estimated to be installed in 1980's.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

C3030.02 Ceiling Paneling (Wood)*

(1961) Prefinished (white) hardboard panels with battens over joints, and exposed screw fasteners, in relocated classroom buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	October 2004

S4 MECHANICAL

D2010.01 Water Closets*

(1992-2001) Flush type, vitreous china, with commercial seats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

D2010.02 Urinals*

(1992) Floor mounted, vitreous china, tank washout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	September 2004

D2010.03 Lavatories*

(1992-2001) Vitreous china bowls with two handle faucets. Barrier free lavatory stations with offset p-traps. P-traps should be insulated to comply with code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

D2010.04 Sinks*

(2001) Stainless steel single bowl sinks in science room. Various lightly used coffee station sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	30	September 2004

D2010.08 Drinking Fountains / Coolers*

(1995) Two recessed, vitreous china, unrefrigerated drinking fountains. No barrier free fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

D2020.01.01 Pipes and Tubes: Domestic Water*

Galvanized fire hose cabinet piping. Appears to be copper potable water piping throughout. No reported maintenance concerns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	40	September 2004

D2020.01.03 Piping Specialties (Backflow Preventors)*

(1992) Reduced pressure backflow preventor provided for boiler system makeup water isolation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

D2020.02.06 Domestic Water Heaters*

(2001) One gas fired domestic water heater John Wood model JW9-502 FNA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	September 2004

D2020.03.01 Piping Insulation: Domestic Water

Domestic water piping appears to be insulated throughout. Insulation is canvas covered and painted in exposed areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

D2030.01 Waste and Vent Piping*

Mostly PVC below grade plumbing, except some original clay lines, no noted maintenance concerns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	September 2004

D2030.03.04 Piping Specialties: Waste

(2001) Bottle dilution traps provided for all science room sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

D2040.02.04 Roof Drains*

Basket inlets with gravel stops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	September 2004

D3010.02.01.01 Metering & Regulating Equip:Nat.Gas

(2001) Upgraded to 35kPa secondary. Meter and regulator owned by the City of Medicine Hat. Pressure regulators installed on the 2001 addition and 1911 and 1955 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
	0	0	September 2004

D3010.02.01.04 Distribution Piping: Natural Gas

(2001) Threaded steel natural gas piping throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

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

(1992) Three modular Hydrotherm boilers with rated inputs of 264kW each. Hot water plant supplies the 1911 and 1955 buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	September 2004

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

(1992) Galvanized steel boiler vents and chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

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

Hot water heating system is chemically treated and cleaned using a bypass micron filter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	September 2004

D3040.01 Air Distribution Systems

(1992) Ducted supply and return air to each zone. Rooftop units are zoned by floor and exposure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

D3040.01 Air Distribution Systems

(2001) Two rooftop units supply HVAC to the administration areas and two classrooms in the addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

D3040.01.03 Air Cleaning Devices:Air Distribution*

50mm thick, disposable filters in rooftop air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Combination of double deflection and egg crate grilles, as well as diffusers in the 2001 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

D3040.03.01 Hot Water Distribution Systems*

(1955-1992) Combination of steel and copper piping. Boiler room piping was installed new in 1992. Circulation pumps are all pipe mounted inline centrifugal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

D3040.04 Special Exhaust Systems

(2001) Science room has individual work station exhaust. Exhaust captured by hoods mounted on flexible ceiling mounted exhaust arms. Two centrifugal fans exhaust the air through roof mounted exhaust stacks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	30	September 2004

D3040.04.01 Fans*: Exhaust

(1992) Washroom exhausted using centrifugal fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

D3040.04.01 Fans*: Exhaust

(1955) Gym ventilation system consists of an exhaust fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2	0	30	September 2004

Event: Inadaquate gymnasium ventilation.

Concern:

Ventilation air is not provided in the gymnasium to acceptable levels.

Recommendation:

Install a gymnasium ventilation unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$30,000	Medium

Updated: September 29 2004

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

(1992) Three heat / cool rooftop units supply HVAC to the classrooms in the 1911 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2	0	30	September 2004

Event: Replace rooftop units

Concern:

Units are nearing their 20-year lifespan, the heat exchangers are corroded and are expected to fail soon.

Recommendation:

Replace the units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$30,000	Low

Updated: September 29 2004

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

(2001) Two heat / cool units supply the HVAC to the addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

D3050.05.03 Finned Tube Radiation*

(1955) Finned tube radiation located throughout for classroom heating.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	35	September 2004

D3060.02.01 Electric and Electronic Controls*

(1992) 24 volt programmable T6500 thermostats on rooftop units. Indoor/outdoor on heating boilers. 24 volt electric thermostats control 24 volt electric radiation valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	September 2004

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire hose stations in 1911 building. Hoses are not mounted in cabinets. 4.5kg multipurpose fire extinguishers throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

S5 ELECTRICAL

D5010.01 Main Electrical Transformers*

The main electrical distribution is supplied by a 75kVA pole mounted transformer with a 208V, three phase, four wire secondary. The City of Medicine Hat owns and maintains the transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	September 2004

D5010.03 Main Electrical Switchboards (Main Distribution)*

(1992) Power is distributed throughout the school by a Federal Pioneer CDP. The CDP is split into two sections a branch breaker section and a main breaker and instrument transformer section. The service entrance is rated at 400A 208V 3 phase.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	September 2004

D5010.03.07 Enclosed Switches and Circuit Breakers

(1992) Unit mounted weatherproof disconnects on HVAC equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

D5010.03.08 Grounding and Bonding

Electrical system appears to be grounded and bonded throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

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

(~1970-1992) Bolt on style breaker panels with limited room for expansion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	September 2004

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

(2001) Bolt on breaker type panel boards with spare capacity installed on the top floor of the 1911 building and in the addition. Computer circuits have isolated grounds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	30	September 2004

D5010.07.02 Motor Starters and Accessories*

(1992) Full voltage non-reversing starters for pumps in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

D5020.01 Electrical Branch Wiring*

Conduit, armoured cable, and surface raceway throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	September 2004

D5020.01.03 Wiring Devices

(2001) Modern receptacles and switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	September 2004

D5020.01.03 Wiring Devices

(~1960) 1911 school has various out of date receptacles and switches which appear to be functional.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	September 2004

D5020.02.02.02 Interior Florescent Fixtures*

(2001) T8 florescent lighting with electronic ballasts installed throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	September 2004

D5020.02.03.02 Emergency Lighting Battery Packs

(1992) Emergency battery packs with intergal heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	September 2004

D5020.02.03.03 Exit Signs

(1992) Florescent exit lights in the 1911 and 1955 buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	September 2004

D5020.02.03.03 Exit Signs

(2001) LED exit lights in the 2001 addition and portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	September 2004

D5020.03.01 Exterior Luminaries

High intensity discharge building mounted fixtures. Wall packs and cantilever mounted fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	September 2004

D5030.01 Detection and Alarm Fire Alarm*

Edward 6500 conventional fire alarm panel and devices. Monitored by the security panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	25	September 2004

Event: **Control panel is outdated and parts are extremely hard to find.**

Concern:

Control panel is outdated and parts are extremely hard to find.

Recommendation:

Replace the fire alarm panel with a conventional panel capable of future addressible operation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$5,000	Low

Updated: September 29 2004

D5030.02.02 Intrusion Detection*

(1992) Passive infrared detectors in hallways and door contacts protect the school. Monitored by All Knight Security. DSC 832 system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	September 2004

D5030.04.01 Telephone Systems*

Meridian telephone switch and telephones in the administration area. No telephone system in the classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	September 2004

D5030.04.02 Paging Systems*

(~1970) Paging system located in each classroom no talk back feature.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	15	September 2004

D5030.04.05 Local Area Network Systems*

(2001) Catagory 5 network cabling throughout with outlets in every classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	September 2004

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E2010.02 Fixed Casework

Original building and relocated classroom building's millwork is a mixture of oak, birch and particleboard, with some painted and prefished finishes and plastic laminate tops. Different years of installation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	October 2004

E2010.02 Fixed Casework

(2001) Addition millwork is oak with plastic laminate countertops (acid resistant in Science room).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

E2010.03.01 Blinds*

Vertical louvres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	10	October 2004

F2020 Hazardous Components Abatement

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

F2020.02 PCBs*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

S8 FUNCTIONAL ASSESSMENT

K3020 Indoor Environment

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

K40 Current Code Issues

(2001) Steel fire shutter installed between original building and addition. Combination of combustible and non-combustible construction. Non sprinklered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

K40 Current Code Issues

Exiting distances appeared acceptable. Exit stairs fire-rated. Fire escape (exterior) from second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

K4010.02 Barrier Free Entrances

(2001) Power assisted operators to main entry and vestibule doors of 2001 one story addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

K4010.02 Barrier Free Entrances

(1955) Main entry has a couple steps up to the landing, wheelchair access is only available to the gymnasium from side (east) doors off the parking lot, which open directly into the gymnasium. No barrier-free access from entry to 1911 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

K4010.03 Barrier Free Interior Circulation

No provision for barrier free access. Multi-storey building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	0	October 2004

Event: Install elevator in 1911 building.

Concern:

Building has three floors and only stair access between floors.

Recommendation:

Study is required to determine needs for barrier free access.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$2,000	Low

Updated: October 7 2004

K4010.04 Barrier Free Washrooms

(1996) Renovation to the basement of the 1911 building to upgrade student washrooms and provide barrier-free access. Washrooms are in good condition and provide wheelchair accessibility, but are only accessible on this floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

K4010.04 Barrier Free Washrooms

(2001) Two sets of individual male and female, wheelchair accessible washrooms for staff and students located in the 2001 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

Facility Details	
Building Name:	Centre For Academic And P
Address:	
Location:	Medicine Hat
Building Id:	S3781
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	Ferrari Westwood Architects
Evaluation Date:	May 1 2004
Evaluator Name:	Mr. Ric Johnston
Evaluator Phone:	(403) 327-3113

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

General Summary:

The school is on a 3,679 sq.m. site bordered on three sides by City streets and a lane along the north side. The buildings cover 1,204 sq.m.. The area around the buildings (1.432 sq. m.) is asphalt paved. Only 1,133 sq.m. is left for the irrigated, grassed playing field and pea gravelled playstructure area. The only landscaping is the grassed playing field and some large trees along the south, west and north perimeter of the site. The site is fully serviced by City utilities, telephone and cable T.V.

Overall the site is in good condition

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

Staff parking lot at N.E. corner of site, accessed off street and lane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	10	January 2005

G2020.05 Parking Lot Curbs and Gutters*

Parking lot asphalt pavement goes to concrete curb and gutter along City street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	January 2005

G2020.06.02 Parking Bumpers*

Precast concrete wheel stops to stalls off lane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	January 2005

G2020.06.04 Pavement Markings*

Yellow painted lines in parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	January 2005

G2030.02.02 Asphalt Pedestrian Pavement*

Asphalt pavement around entire building perimeter, except S.E. corner where there is an area of interlocking pavers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	January 2005

G2030.03 Pedestrian Unit Pavers*

Interlocking pavers in S.E. corner at intersection of City sidewalks. Some settlement and uneven surfaces, but generally acceptable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	January 2005

G2030.04 Rigid Pedestrian Pavement (Concrete)*

Concrete sidewalks to 1911 entry and 2001 addition entry from City sidewalks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	January 2005

G2030.06 Exterior Steps and Ramps*

Concrete steps with painted steel handrails to 1911 building entry and the two relocated classroom building's four exit doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	January 2005

G2040 Site Development

Grassed playing field area is very small. School and playground areas are adjacent to streets and a lane, but are chainlink fenced- in for safety.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	January 2005

G2040.02 Fences and Gates*

(2001) 1800 mm high, chainlink fence along property line around playing field, playstructure and along front (south) of school. Pair of 1800mm wide gates off lane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	January 2005

G2040.03 Athletic and Recreational Surfaces*

Asphalt paved basketball area. Grassed playing field. Pea gravel inside wood curb around the playstructure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	January 2005

G2040.04.01 Play-Field Equipment and Structures*

Painted, steel pipe goal posts in grassed playing field. Basketball backboards on galvanized steel posts in asphalt paved areas along west side of 2001 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	January 2005

G2040.05 Site and Street Furnishings*

Prefinished steel benches and trash receptacles in playstructure area. Several prefinished steel picnic tables and trash receptacles in asphalt paved area between front entries. Painted steel bicycle racks. All site furnishings, except bicycle racks, are permanently anchored to the ground.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	January 2005

G2040.06 Exterior Signs*

Non-illuminated, prefinished, individual letters CAPE, mounted on fascia above main entry door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	15	January 2005

G2040.08 Flagpoles*

(1955) Painted steel flagpole. 5 to 6 meters high with external rope and pulley. The pulley system is currently not working and requires minor repairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	January 2005

G2050.01 Irrigation Systems*

Underground irrigation system to grass playing fields.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	January 2005

G2050.04 Lawns and Grasses*

(2001) Playing field resodded.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	January 2005

G2050.05 Trees, Plants and Ground Covers*

Large, mature elm trees along City streets and lane and just inside fence at west and north sides of playing field. No other plants or shrubs on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	January 2005

G3010.02 Site Domestic Water Distribution*

50mm copper domestic water service supplied by the City of Medicine Hat underground distribution system in the street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	January 2005

G3010.03 Site Fire Protection Water Distribution*

City of Medicine Hat fire hydrant nearby. No fire department connection on the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	January 2005

G3020 Sanitary Sewer

The underground collection system is connected to the City of Medicine Hat collection main in the street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	January 2005

G3030.01 Storm Water Collection*

The underground drainage system connects to the City of Medicine Hat collection main in the street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	January 2005

G3060.01.01 Natural Gas Distribution

(2001) City of Medicine Hat gas service was upgraded to serve the addition. High pressure regulator has a 35 kPa secondary. Portable classrooms are metered separately from the remainder of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	January 2005

G4010.01.02 Transformers

A pole mounted City of Medicine Hat transformer supplies the school with electricity. The transformer has a capacity of 75 kVA with a 208V 3 phase 4 wire secondary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	January 2005

G4010.02 Electrical Power Distribution Lines*

City of Medicine Hat, pole mounted, high voltage lines are located adjacent to school property on the north and west sides of the site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	January 2005

G4020.03 Building Illumination

Wall mounted high intensity discharge fixtures provide security lighting around the perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	January 2005

G4030.02 Site Voice and Data*

Telephone service provided by Telus. The telephone service enters the school above grade near the electrical distribution on the north side of the gymnasium. Underground cable T.V. service provided by Shaw.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	January 2005