

RECAPP Facility Evaluation Report



Colonel Walker Community School

B2587A

Calgary

Facility Details

Building Name: Colonel Walker Community
Address: 1921 - 9 Avenue S. E.
Location: Calgary

Building Id: B2587A
Gross Area (sq. m): 0.00
Replacement Cost: \$9,236,958
Construction Year: 0

Evaluation Details

Evaluation Company: Jacques Whitford
Evaluation Date: December 1 2004
Evaluator Name: Mr. Mario Plastina

Total Maintenance Events Next 5 years: **\$2,307,960**
5 year Facility Condition Index (FCI): **24.99%**

General Summary:

Colonel Walker Community School was originally built in 1912, as a three storey sandstone building. In 1952 an addition consisting of classrooms was added to the south of the sandstone building. In 1965 a single storey Gymnasium was added to the east of the original building and to the north of the 1952 addition. At the same time, in 1965, a Library was added to the east of the 1912 building at the second floor level. In 1982 the last addition was added in between the 1912 and 1965 buildings at grade level. Several rooms in the building were renovated in at the same time the last addition was constructed. The school is 6,008 square metres in size and is situated on 2.28 hectares (5.63 acres). The school is constructed of wood framing and load bearing masonry, which support wood roof decking.

The building does not presently comply with current barrier free code requirements.

Overall, the property appeared to be in acceptable condition.

Structural Summary:

The foundations consists of cast-in-place concrete with a slab on grade. The structure is a combination of load bearing masonry walls and wood framing supporting wood decking.

Visually, the structural components appeared to be in good condition with the exception of the masonry block structure of the 1952 addition.

Envelope Summary:

The exterior of the 1912 school consists of sandstone, the exterior of the 1952 addition consists of painted concrete block and the exterior of the 1965 and 1982 additions consist of brick veneer. In general the sandstone and the painted concrete blocks appeared to be in marginal condition. Repairs to the cladding is recommended within the evaluation period after a study has been conducted on the integrity of the structural block of the 1952 addition.

The roof has 13 roof sections. which are protected by SBS modified bitumen, Built-Up Roof (BUR) membranes and metal roofing. SBS modified bitumen protects roof sections A1, A2, A3, B, C, G, H & I all of which were last replaced in 1998. A BUR system protects roof sections D, E & F and the shed. These roof sections were last replaced in 1966.

The roof section over the rear entrance to the 1912 building is protected by a metal roof, last replaced in 1966. Roof section F drains to perimeter eavetroughs which drain via downspouts to roof levels D & F. All remaining flat roof sections slope to drains which are connected to internal rainwater leaders. The roof over the rear entrance drain to grade. The SBS modified bitumen roof sections generally appeared to be in good condition. The Built-Up roof sections however appeared to be aged and deteriorated and will require replacement within the 5-year tactical planning window. The metal roofs appear to be in acceptable condition. The metal ornamental soffits will require repair and re-furbishing and the eavetroughs and downspouts will require replacement during the tactical planning window.

Wood exterior doors were observed around the perimeter of the building. Damaged and deteriorated exterior doors were identified and replacements are recommended within the 5-year evaluation period.

The windows in the original 1912 building, and a majority of the windows in the 1952 addition are original wooden framed single glazed windows units with operable hoppers that were showing signs of age and deterioration. The windows on the west elevation of the 1952 addition were replaced in 1992 with aluminum framed thermo paned awning type windows.

The window openings at the basement level of the 1952 addition are filled with glass block. There are no windows in the 1965 addition. Evidence of air and water infiltration around the wood framed windows was identified in several locations. Replacement of the inefficient wood framed windows is recommended within the evaluation period.

Overall, the building envelope appeared to be in acceptable condition.

Interior Summary:

The interior finishes consist of the following components:

The original plaster and lath ceilings within the 1912 building have generally been covered with suspended T- bar framing and 2' x 4' acoustic panels. Painted concrete ceilings in the lower level and some painted plaster ceiling in the stairwells still remain. The suspended ceilings were showing signs of deterioration and partial replacement is recommended. 12" x 12" acoustic tile is located in the 1952 corridor and several classrooms. Replacement of the acoustic tiles is recommended.

Floor finishes include, painted concrete (service rooms), 9" x 9" VAT flooring (main corridor 1952 addition), 12" x 12" vinyl tile in the 1952 addition and in the 1982 addition, sheet vinyl (classrooms and 1912 corridor), hardwood flooring (gymnasium and top level of the 1912 building) , carpeting (library, offices), terrazzo tile (washrooms 1912 building), ceramic tile (showers 1952 addition) and quarry tile (main washrooms in the lower level of the 1952 addition). Carpet replacement, partial sheet vinyl and VCT tile flooring replacement, and repainting of the concrete floors is recommended.

Wall finishes are predominately painted plaster with wood wainscoting and painted concrete block. Repair and re-furbishing of the natural woodwork and plaster walls throughout the school is recommended.

The interior doors within the building showed signs of age and deterioration. Re-furbishing of the interior doors is recommended along with the replacement of damaged and inoperable door hardware.

The desks and chairs within the building appeared to be in marginal condition

Overall, the interior finishes appeared to be in marginal condition.

Mechanical Summary:

Heating for the building is supplied by three low pressure steam, natural gas-fired fire tube boilers. Two of the boilers are manufactured by E. Leonard & Sons, rated at 3.2 MBH and are original to the building. The third boiler is manufactured by Pacific, is rated at 2.9 MBH, and was installed in 1952. The steam is provided to perimeter radiators, unit ventilators, and heat exchangers. The boilers are in poor condition and require replacement.

Domestic water is supplied to the building via the municipal supply system and the wastewater is discharged to the municipal sewer system. Domestic hot water is provided by two John Wood Pro Series domestic hot water heaters. One tank was installed in 1998 and the other in 2001. The heaters are rated at 38,000 BTU/hr. and 150 L.

Ventilation for the original (1912) section of the school is provided by a central system consisting of a heating coil, supply air fan, filter section, and mixing room. The ventilation system is original to the section and requires replacement.

Ventilation for the 1952 and 1965 sections are provided by unit ventilators. All of the unit ventilators are original and are in poor condition.

Fire protection is provided by a standpipe and hose system in combination with wall mounted fire extinguishers located throughout the building.

Heating is adequate in the building. However, boiler replacement is expected within the evaluation period. The ventilation systems throughout the building are poor and require replacement. Overall, the mechanical systems are in poor condition.

Electrical Summary:

The electrical supply is fed underground from an outdoor pad mounted transformer to the main distribution switchboard manufactured by Federal Pioneer and rated at 800A, 120/208 V, 3 phase, 4 wires. The switchboard was installed in 1952. The main distribution panel provides power to other sub-panels that serve the various sections of the building.

The lighting in the building consists mainly of fluorescent T-12 fixtures with eggcrate lenses. The exterior lighting is provided by surface mounted HID wall-pack fixtures located around the perimeter of the building.

The fire alarm system is a Simplex 4002, 21-zone system consisting of pull stations, alarm bells, smoke detectors, and heat detectors. This system was installed in 1993.

Overall, the electrical system is in marginal 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*

The building's foundations likely consist of cast-in-place concrete. Structural drawings were not available for review during the site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

A1010 Standard Foundations* Concrete Bracing.

Four lateral exposed concrete braces, that are resting on the concrete footings, are located at the south elevation of the 1912 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	DEC-04

Event: Repair concrete lateral braces.

Concern:

The concrete lateral braces were spalling.

Recommendation:

Repair concrete braces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$3,240	Medium

Updated: February 17 2005



A1030 Slab on Grade*

The basement floor is slab-on-grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

A2020 Basement Walls*

The school has cast-in-place concrete walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1010.01 Floor Structural Frame*(Building Frame)

Wood framed floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1010.02 Structural Interior Walls Supporting Floors*

Wood framing in the 1912 building and masonry walls in the 1952 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1010.07 Exterior Stairs*

The exterior stair at the main entrance to the 1912 building is comprised of cast-in-place concrete with sandstone side walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

B1010.07 Exterior Stairs* Metal Emergency Stairs

There is a metal fire exit stair located on the northeast corner of the 1912 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

B1020.01 Roof Structural Frame*

Building roof structure likely consist of wood framing. Structural drawings were not available for review during the site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

The 1965 and the 1982 additions are clad with brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	DEC-04

B2010.01.03 Stone Assemblies: Exterior Wall Skin*

The original building built in 1912 consists of sandstone.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	DEC-04

Event: Repair sandstone on the 1912 building.

Concern:

Spalling, eroded and weathered sandstone was observed around the four elevations of the 1912 building. Deficient mortar joints were also identified between the sandstone units.

Recommendation:

Repair/replace damaged sandstone units where necessary and repoint.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$172,800	Low



Updated: February 17 2005

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)*

EIFS system appeared to be installed above and below the library windows, 1965 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	DEC-04

B2010.01.06.03 Metal Siding*

Pre-finished corrugated metal siding is located above the 1992 windows on the west elevation of the 1952 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

B2010.01.06.04 Wood Siding*

Painted wood siding clads the structure over the concrete ramp that leads to the boiler room, south elevation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	DEC-04

Event: Repair wood siding.

Concern:

The paint finish on the wood siding was peeling. Deteriorated and damaged wood boards were identified.

Recommendation:

Replace damaged boards and re-paint siding.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$2,160	Low

Updated: February 17 2005

B2010.01.08 Portland Cement Plaster: Ext. Wall*

The exposed foundation walls of the 1952 addition have been parged with cement and then been painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	DEC-04

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

Joint sealant is located at the interface between the different cladding materials, including around doors and windows on all building sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace exterior sealant.

Concern:

The exterior sealant was cracked and was failing cohesively.

Recommendation:

Replace exterior sealant.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$10,800	Low

Updated: February 17 2005

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

The 1952 addition is constructed of concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	DEC-04

Event: **Investigate the structural soundness of the exterior concrete block walls, 1952 addition.**

Concern:

Step cracks were noted in the exterior block walls around the 1952 addition. Protruding blocks were identified above one of the window lintels on the east elevation. Diagonal cracks originating from the top of the grade level window openings were also noted in the concrete foundation wall below the concrete block structure. Mortar joints throughout the block work appeared to be deficient and the paint finish was peeling in numerous areas.

Recommendation:

A study is recommended to determine the structural integrity of the concrete block walls.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$5,400	Medium

Updated: February 17 2005

Event: **Repair concrete block walls on the 1952 addition and re-paint.**

Concern:

The concrete block walls as stated in the previous event require repairs.

Recommendation:

Based on the recommendations of the study repair the concrete block walls and re-paint.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$91,800	Medium

Updated: February 17 2005

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

B2010.06 Exterior Louvers, Grilles, and Screens*

Metal screens have been installed on all at grade windows and some of the second floor windows on the south elevation of the 1912 building. Screens were also identified on the front doors to the 1912 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

B2010.09 Exterior Soffits*

Painted ornamental metal soffits were observed around the 1912 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	20	DEC-04

Event: Repair ornamental metal soffits.

Concern:

Sections of damaged and deteriorated metal soffits were identified when inspecting the ornamental metal soffits. The paint finish protecting the metal work was peeling.

Recommendation:

Repair damaged ornamental metal work and repaint.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$54,000	Low

Updated: February 17 2005



B2020.01.01.02 Aluminum Windows*

Aluminum framed awning windows (1992) are installed at the classroom level on the west elevation of the 1952 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	DEC-04

B2020.01.01.05 Wood Windows*

The window units, with the exception of the classroom windows on the west elevation of the 1952 addition, are single pane wooden framed units. A majority of the window units are equipped with a hopper type operable section at the top portion of the unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	DEC-04

Event: Replace the inefficient wood framed single glazed units.

Concern:

The single glazed window units are inefficient and the wooden frames were showing signs of deterioration. Broken window hardware and signs of air and water penetration was identified when inspecting the window units.

Recommendation:

Replacement is recommended.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$189,000	Low

Updated: February 17 2005

B2020.02.02 Steel-Framed Storefronts

Front entrance doors at the 1982 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	DEC-04

B2020.04 Other Exterior Windows*

The basement windows in the 1952 addition are glass block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

B2030.01.10 Wood Entrance Door*

Panel wood doors with and without glazed panels are located at the various entrances to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace wood entrance doors.

Concern:

A majority of the exterior panel wood doors have been covered with wood sheathing. The sheathing was delaminating and the paint finish was deteriorated.

Recommendation:

Replace exterior wood entrance doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$27,000	Medium

Updated: February 17 2005

B2030.02 Exterior Utility Doors*

Wood slab utility doors are located off of the Gymnasium and at the access to the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace utility wood slab doors.

Concern:

The slab doors showed signs of deterioration.

Recommendation:

Replace wood doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$5,400	Low

Updated: February 17 2005

B2030.02 Exterior Utility Doors* Fire Exit Doors

Wood panel fire exit doors are located in the 1912 building. The doors provide emergency egress to the steel exit stairs, located at the west end of the main corridor, and to roof level C.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	DEC-04

Event: **Replace fire exit doors leading to the exterior emergency steel stairs and roof section C.**

Concern:

Deteriorated and aged exterior fire exit doors were identified. The exit doors were not equipped with the proper emergency door hardware. The door leading to roof section C was locked with a chain and pad lock.

Recommendation:

Replace four exterior fire exit doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$10,800	Unassigned

Updated: February 17 2005

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

Roof sections D, E, F and the shed (over the concrete ramp) are protected with a built-up roof membrane with gravel cover and were reportedly last replaced in 1966.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: **Replace roof sections D, E, and F and the roof over the shed.**

Concern:

Evidence of previous repairs were observed on the BUR sections. Exposed felt membranes, bleedthrough, vegetation growth and blisters were noted. Evidence of previous roof leaks were also observed from the interior. Deficient roof flashing was also observed.

Recommendation:

Replace roof sections D, E, and F and the roof over the shed. Replacement of all roof flashing is also recommended.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$97,200	Medium

Updated: February 17 2005

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

There are a total of 8 roof sections (A1, A2, A3, B, C, G, H & I) that are protected with a SBS Modified Bitumen membrane system. The roofs were reportedly re-done in 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

B3010.07 Sheet Metal Roofing*

Sheet metal roofing protects the rear entrance vestibule, south elevation of the 1912 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

B3010.08.02 Metal Gutters and Downspouts*

Pre-finished gutters and downspouts were observed at roof section E. The downspouts direct roof water from roof section E to roof sections F & D. Painted metal gutters, roof section F & D, were also incorporated as part of the ornamental metal work at the 1912 building's soffit. The gutters drained via piping through the parapet wall to the roof drains on roof sections F & D.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace the gutters and downspouts.

Concern:

The gutters were filled with gravel and appeared to be damaged and bent.

Recommendation:

Replace the gutters in conjunction with the roof replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$7,560	Medium

Updated: February 17 2005

B3020.01 Skylights*

There are nine skylights over the library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

B3020.02 Other Roofing Openings*

There is one metal roof hatch that provides access to the roof. The roof hatch is located in a custodial closet in the 1952 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Predominately painted plaster wall finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Repair and paint plaster interior fixed partitions.

Concern:

Discoloured and deteriorated paint finishes were observed throughout the building .

Recommendation:

Re-paint the interior fixed partitions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$86,400	Low

Updated: February 17 2005

C1010.06 Interior Glazed Partitions and Storefronts*

There is a metal framed glass partition wall between the office area and the main corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C1020.01 Interior Swinging Doors*

Interior swinging doors are predominately original painted/varethaned panel wood doors or wood slab doors with original door hardware. Newer steel doors were installed in the first floor corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Repair interior swing doors.

Concern:

The paint and varethane finishes on the interior swing doors were deteriorated. The interior door hardware is aged, deteriorated and require increased maintenance.

Recommendation:

Re-furbish interior swing doors and replaced defective door hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$64,800	Low

Updated: February 17 2005

C1020.02 Interior Entrance Doors*

Interior entrance doors are located at most of the main entrances doors and are typically similar in construction to the adjoining exterior door assembly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Repair interior entrance doors.

Concern:

The finish on the interior entrance doors were deteriorated.

Recommendation:

Re-furbish interior entrance doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,400	Low

Updated: February 17 2005

C1020.03 Interior Fire Doors*

Several of the interior fire doors located in the 1912 building are metal skinned doors. The doors are double swinging doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Replace interior fire doors.

Concern:

The interior double swinging fire doors do not close properly and do not conform to code.

Recommendation:

Replace the double swinging interior fire doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$10,800	Medium

Updated: February 17 2005

C1030.01 Visual Display Boards*

A combination of blackboards (approximately 50%) and whiteboards (approximately 50%) are situated in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace damaged chalkboards.

Concern:

Deficient chalkboard surfaces were identified. Deteriorated chalkboard frames were also encountered.

Recommendation:

Replace damaged chalkboards and re-furbish frames.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$27,000	Low

Updated: February 17 2005

C1030.02 Fabricated Compartments(Toilets/Showers)*

Original painted metal washroom stall partitions are located in the student washrooms in the 1952 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace the fabricated partition stalls in the 1952 addition.

Concern:

Dents, minor corrosion and deteriorated surface finishes were observed on the fabricated washroom partitions in the 1952 addition.

Recommendation:

Replace the washroom partitions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$27,000	Low

Updated: February 17 2005



C1030.02 Fabricated Compartments(Toilets/Showers)* 1912 Building

Pre-finished metal washroom stalls are located in basement washrooms in the 1912 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C1030.08 Interior Identifying Devices*

Signs are fastened above or on some of the doors in the corridors denoting the corresponding room number or room use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.12 Storage Shelving*

Original general storage shelving units are located within the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.14 Toilet, Bath, and Laundry Accessories*

The washrooms are equipped with standard washroom accessories including paper towel and toilet paper dispensers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C2010 Stair Construction*

The stairs consist of wood framed construction (1912 building) and cast-in place concrete (1952 addition). The main interior stairs at either end of the 1912 building's corridor have metal stringers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

C2020.05 Resilient Stair Finishes*

The stair treads are generally covered with rubber treads and the risers are finished with sheet vinyl.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C2020.08 Stair Railings and Balustrades*

The main stairs railings in the 1912 building consist of base mounted metal balusters with a wood handrail. Base mounted metal railings with rubber handgrip are located in the Library. Wood base mounted railings are located at the stairs leading to the top level of the 1912 building. Painted wall mounted railings in the remainder of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C2020.11 Other Stair Finishes*

The stairs leading to the top level of the 1912 building have wood treads and risers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Repair wood stairs in 1912 building.

Concern:

The wood treads of the stairs leading to the top level of the 1912 building were worn.

Recommendation:

Repair wood stairs by replacing wood treads.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$3,240	Medium

Updated: February 17 2005

C3010.01 Concrete Wall Finishes*

Concrete wall finishes are found in the boiler and basement service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

C3010.02 Wall Paneling*

Natural wood plank wall paneling is located in the Gymnasium adjacent the stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C3010.03 Plaster Wall Finishes*

The majority of the partition walls in the 1912 and 1952 buildings consist of painted plaster walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C3010.04 Gypsum Board Wall Finishes*

Gypsum wall finishes are predominately in the 1982 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C3010.06 Tile Wall Finishes*

4" x 4" ceramic wall tile was identified in the unused shower area in the basement of the 1952 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C3010.09 Acoustical Wall Treatment*

Painted sound baffling sheathing is installed on the upper portion of the Gymnasium walls and around the stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C3010.13 Wall Trim and Decoration*

Stained and urethane wood wainscoting tongue and groove and wood sheathing was identified in the interior stairwells and corridors of the 1912 building and in the main corridor of the 1952 addition respectively.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	DEC-04

Event: Repair wainscoting.

Concern:

The finish on the wainscoting was showing signs of deterioration.

Recommendation:

Re-furbish wainscoting.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$86,400	Low

Updated: February 17 2005

C3010.14 Other Wall Finishes*

Tongue and groove painted wood paneling was noted in the basement of the 1912 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C3020.01 Concrete Floor Finishes*

Painted/sealed concrete floors are situated in the mechanical room and service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	DEC-04

Event: Re-paint painted concrete floors.

Concern:

The painted concrete floor finishes were worn in high traffic areas.

Recommendation:

Re-paint as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$2,160	Low

Updated: February 17 2005

C3020.02 Tile Floor Finishes*

1" X 1" ceramic tile flooring was noted in the shower areas in the basement level of the 1952 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C3020.02 Tile Floor Finishes* Quarry Tile

Quarry tile was identified in the boys and girls washrooms in the 1952 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C3020.03 Terrazzo Floor Finishes*

Terrazzo flooring in the basement washrooms, 1912 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	70	DEC-04

C3020.04 Wood Flooring*

Wood strip flooring is located in the Gymnasium, 1965 addition and on the top level of the 1912 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: **Repair/ replace hardwood flooring on the top floor of the 1912 building and re-furbish stage floor.**

Concern:

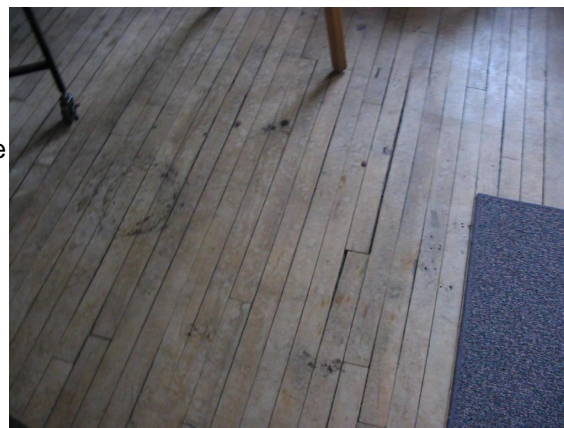
Heaved hardwood flooring was observed on the top level of the 1912 building. Joint separation and worn finishes were also identified. The floor finish on the stage also appeared to be worn.

Recommendation:

Repair/replace hardwood flooring and re-furbish.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$32,400	Medium

Updated: February 17 2005



C3020.07 Resilient Flooring*

Sheet vinyl is located throughout the corridors and classrooms of the 1912 building and in the classrooms of the 1952 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	DEC-04

Event: **Partial replacement of the vinyl sheet flooring.**

Concern:

Deteriorated and raised seams were noted in the sheet vinyl flooring. Sections of the sheet vinyl appeared to be worn.

Recommendation:

Partial replacement of the sheet vinyl within the school is recommended during the 5 year evaluation period.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$48,600	Low

Updated: February 17 2005



C3020.08 Carpet Flooring*

Carpeting is located in the Library and office areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	DEC-04

Event: **Replace the carpeting.**

Concern:

The carpeting is worn in high foot traffic areas. Stains were identified in several locations.

Recommendation:

Replace the carpeting in the library and office areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$21,600	Low

Updated: February 17 2005



C3020.14 Other Floor Finishes*

9" x 9" vinyl asbestos tile flooring is located in the main corridor of the 1952 addition. 12" x 12" vinyl tile flooring is located in the main entrance corridor, 1982 addition, and in sections of the basement level of the 1952 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: **Partial replacement of the 12" x 12" vinyl tile flooring.**

Concern:

Previous vinyl tile patch repairs were identified in the basement level of the 1952 addition.

Recommendation:

Partial replacement of the 12 " x 12' vinyl tile flooring is recommended.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$16,200	Low

Updated: February 17 2005

C3030.01 Concrete Ceiling Finishes*

The below grade boiler and storage areas have concrete ceiling finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

C3030.03 Plaster Ceiling Finishes*

Plaster and lath ceilings are located throughout the building but have generally been covered by suspended T-Bar ceilings. Plaster ceilings are visible in various areas including the stair cases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

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

Interior partitions typically consist of painted plaster walls or painted gypsum board walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

C3030.09 Other Ceiling Finishes*

12" x 12" acoustic tile ceilings were noted in the classrooms and main corridor of the 1952 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: **Replace 12" x 12" acoustic tile ceilings in the 1952 addition.**

Concern:

Discoloured ceiling tile were noted. Some tiles appear to de-bonding from the ceiling structure.

Recommendation:

Remove all loose ceiling tile immediately and replace the remaining ceiling tiles within the evaluation period.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$27,000	Low

Updated: February 17 2005

S4 MECHANICAL

D2010.01 Water Closets*

The water closets in the school consist of floor mounted, flush valve and flush tank type fixtures. The units do not appear to be original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.02 Urinals*

The urinals in the school are wall mounted, and consist of flush valve and flush tank type fixtures. The units do not appear to be original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.03 Lavatories*

The lavatories in the school are wall mounted vitreous china fixtures. The units do not appear to be original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.05 Showers*

Showers are located on the lower level of the building. There are two open shower rooms and two private shower stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.08 Drinking Fountains / Coolers*

The drinking fountains are located in the corridors of the school and are made of vitreous china.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2020.01.01 Pipes and Tubes: Domestic Water*

The domestic water piping is copper throughout the building and was replaced circa 1978.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

D2020.02.02 Plumbing Pumps: Domestic Water*

Hot water recirculation pumps are installed on the domestic hot water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

D2020.02.06 Domestic Water Heaters*

Domestic hot water is supplied by two John Wood Pro Series domestic hot water heaters. One tank was installed in 1998 and the other in 2001. The heaters are rated at 38,000 BTU/hr. and 150 L each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	DEC-04

D2030.01 Waste and Vent Piping*

The waste piping is connected to the municipal system. The vent piping is through the roof of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D2040.01 Rain Water Drainage Piping Systems*

The rain water drainage piping system consists of surface roof drains connected to internal rainwater leaders that connect to the municipal storm sewer system. Downspouts and gutters are used on the 1912 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D2040.02.04 Roof Drains*

The roof drains are cast iron dome type drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

D3010.02 Gas Supply Systems*

The natural gas supply enters the building through the mechanical room on the south side of the original (1912) section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D3020.01.01 Heating Boilers & Accessories: Steam*

The boiler plant comprised of three low pressure steam, natural gas-fired fire tube boilers. Two of the boilers are manufactured by E. Leonard & Sons, rated at 3.2 MBH and are original to the building. The third boiler is manufactured by Pacific, is rated at 2.9 MBH, and was installed in 1952.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	DEC-04

Event: Replace boiler plant.

Concern:

The boiler plant comprised of three low pressure steam, natural gas-fired fire tube boilers. The boiler plant require excessive maintenance.

Recommendation:

Replace all three boilers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$324,000	Medium

Updated: February 16 2005



D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers*

The boiler breeching is insulated and connected to masonry chimneys. The combustion air enters the boiler room through a gravity duct.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3020.01.04 Water Treatment: Steam Boilers*

The boiler water is treated using a chemical pot feeder system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3040.01.01 Air Handling Units: Air Distribution*

Two air handling units serving the office area and gymnasium are located in the gymnasium storage room and in the upper mechanical room respectively. The units were installed in approximately 1982.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D3040.01.01 Air Handling Units: Air Distribution*

A central system serves the original (1912) section of the school and consists of a heating coil, supply air fan, filter section, and mixing room. The unit is original to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	DEC-04

Event: Replace original (1912) air handling unit/system.

Concern:

The air handling system used to ventilate the original (1912) section of the building provides poor ventilation and was observed to have corroded coils. The system is operating inefficiently and requires regular maintenance.

Recommendation:

Replace the original (1912) air handling unit/system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$194,400	Medium

Updated: February 16 2005



D3040.01.03 Air Cleaning Devices:Air Distribution*

Air filters are installed on all air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3040.01.04 Ducts: Air Distribution*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: **Repair original (1912) ductwork associated with original air handling unit/system.**

Concern:

The ductwork in the original (1912) section of the building should be cleaned and repaired with the replacement of the air handling units.

Recommendation:

Repair original (1912) ductwork.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$8,640	Low

Updated: February 16 2005

D3040.01.07 Air Outlets & Inlets:Air Distribution*

The air outlets and inlets are of varying type and include supply air diffusers and supply and return air grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D3040.02 Steam Distribution Systems: Piping/Pumps*

The steam and condensate piping are conventional black iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Inspect heating piping.

Concern:

The heating piping is aged and should be inspected to determine its condition.

Recommendation:

Inspect heating piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$5,400	Low

Updated: February 16 2005

Event: Replace heating piping and steam traps.

Concern:

The heating piping and steam traps are corroded and should be replaced with the replacement of the boilers.

Recommendation:

Replace all heating piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$388,800	Low

Updated: February 16 2005



D3040.04.01 Fans*: Exhaust

There are exhaust fans for the washrooms, kitchen stove, and shop area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace all exhaust fans.

Concern:

The exhaust fans do not provide adequate ventilation and require regular maintenance.

Recommendation:

Replace all exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$21,600	Low

Updated: February 16 2005

D3040.05 Heat Exchangers*

Steam-hot water and steam-glycol heat exchangers are located in the upper mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D3050.05.01 Convectors*

Steam convectors are located at the entrances to the building and are controlled by line voltage switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D3050.05.03 Finned Tube Radiation*

Finned tube radiators are located in all classrooms and common areas throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3050.05.07 Unit Ventilators*

Unit ventilators are present in the 1952 and 1965 additions and are used in conjunction with a central exhaust system for ventilation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	DEC-04

Event: Replace all classroom unit ventilators.

Concern:

The unit ventilators are constantly breaking down, are noisy, and operate inefficiently.

Recommendation:

Replace all classroom unit ventilators.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$64,800	Medium

Updated: February 16 2005

D3060.02.02 Pneumatic Controls*

The pneumatic controls are used throughout the building. The air compressor is a Quincy Climate Control model 0C00503S00071 powered by a GE 1 hp. motor. The air is dried by a DeVilbiss-Hankison air dryer. The air compressor and air dryer are approximately 10 years old.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	DEC-04

D3090 Other Special HVAC Systems and Equipment*

There is a dust collector manufactured by N.R. Murphy Ltd. located in the basement of the original building. It is not in service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D4020 Standpipes*

A 2" standpipe system exists in the school. The standpipe is complete with hoses on every floor and is original to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall mounted fire extinguishers are located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

S5 ELECTRICAL

D5010.01 Main Electrical Transformers*

An exterior pad mounted transformer supplies power to the school. The transformer is approximately 30 years old.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

D5010.03 Main Electrical Switchboards (Main Distribution)*

The electrical service was upgraded circa 1970 and was converted from 1 phase power to 3 phase power. The main switchboard is manufactured by Federal Pioneer and is rated at 800 A, 120/208 V, 3 phase, 4 wires. The switchboard was installed in 1952.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	DEC-04

Event: Conduct an infrared scan of main switchboard.

Concern:

Main switchboard is old and should be scanned every third year in order to identify loose connections and to identify potential problems.

Recommendation:

Conduct an infrared scan of main switchboard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$2,160	Medium

Updated: February 16 2005

Event: Replace main switchboard.

Concern:

The main switchboard is aged and there are signs of corrosion on the switchboard. The breakers within the panel are obsolete.

Recommendation:

Replace the main switchboard based on the outcome of the study.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$12,960	Medium

Updated: February 16 2005

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

The 800 A switchboard distributes power to panelboards located throughout the school. The panelboards are original to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: Replace all branch circuit panelboards.

Concern:

The branch circuit panelboards are aged and show evidence of corrosion. Breaker replacements are not readily available.

Recommendation:

Replace all branch circuit panelboards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$21,600	Medium

Updated: February 16 2005

D5010.07.02 Motor Starters and Accessories*

Motor starters are manufactured by Taylor Electric and are located in the mechanical rooms of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D5020.01 Electrical Branch Wiring*

The electrical wiring in the building is standard wire in conduit (armoured cable). All wiring in the building is original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Inspect building wiring.

Concern:

With the exception of the 1982 addition, the wiring in the building is aged and has surpassed its theoretical useful life of 50 years. The wiring insulation becomes deteriorated with time and should be inspected regularly.

Recommendation:

Inspect building wiring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$5,400	Medium

Updated: February 16 2005

Event: Replace building wiring.

Concern:

With the exception of the 1982 addition, the wiring in the building is aged and has surpassed its theoretical useful life of 50 years. The wiring insulation becomes deteriorated with time and should be replaced.

Recommendation:

Replace the building wiring based on the outcome of the study.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$75,600	Medium

Updated: February 16 2005

D5020.02.01 Lighting Accessories (Lighting Controls)*

Lighting in the school is controlled by line voltage switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent fixtures are located in the mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5020.02.02.02 Interior Florescent Fixtures*

Fluorescent fixtures are used throughout the school and generally consists of pendant and surface mounted 4 ft. T-12 fixtures with eggcrate lenses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5020.02.03 Emergency Lighting*

Emergency lighting in the school is provided by battery packs located throughout the school. Some fixtures have been replaced in the past five years. The exit signs are incandescent type units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: **Replace exit signs.**

Concern:

The exit signs in the building are old and require regular maintenance. At the time of inspection, some lights were not working.

Recommendation:

Replace all exit signs with LED type exit signs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$5,400	Medium

Updated: February 16 2005



D5020.03.01.04 Exterior H.P. Sodium Fixtures*

There is minimal exterior lighting. Some surface mounted HID wall-pack fixtures are located around the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5020.03.02 Lighting Accessories (Lighting Controls)*

The exterior lighting is controlled by photocells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.01 Detection and Alarm Fire Alarm*

The fire protection system is a Simplex 4002 21-zone system consisting of pull stations, alarm bells, smoke detectors, and heat detectors. The system was reportedly installed in 1993.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.02.02 Intrusion Detection*

The intrusion detection system consists of a Silent Knight burglary/fire control/communicator system located in the gymnasium storage room and motion sensors located throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.03 Clock and Program Systems*

The clock system consists of a Amano master clock located in the general office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.04.01 Telephone Systems*

Telephones are provided in all classrooms and are used for intercom, paging, and external calling. The telephone service is provided by Telus and the hardware is manufactured by Northern Telecom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.04.04 Data Systems*

The fiber optic data system was installed circa 1992 and is equipped with 3Com hubs and an AMP router. The data closet is located on the 2nd floor of the original (1912) building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

D5030.05 Public Address and Music Systems*

The public address system is manufactured by Dukane and is equipped with individual room switches and an AGS amplifier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

There are residential stoves, fridges and a freezer in the staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Basketball hoops and climbing bars are located in the Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.07 Kitchen Casework*

Painted wood casework in the staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.08 Laboratory Casework*

Plywood casework with black laminate tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.09 Library Casework*

The Library in the 1965 building is equipped with moveable and stationary wood shelving casework.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.99 Other Casework*

Each classroom is equipped with wood shelving and cabinetry, typically in place along the exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace (partial) casework in the classrooms.

Concern:

Delaminated and damaged casework was identified in several classrooms. Broken cupboard door hardware was also encountered.

Recommendation:

Replace the damaged casework.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$43,200	Low

Updated: February 17 2005

E2010.03.01 Blinds*

2" venetian blinds, on the interior of each window, are included in classrooms and office spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: **Replace 2" venetian blinds.**

Concern:

Discoloured, stained and damaged 2" venetian blinds were observed in some of the classrooms.

Recommendation:

Replace damaged blinds where applicable.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$16,200	Low

Updated: February 17 2005

E2010.03.06 Curtains and Drapes*

Manually operated fabric curtains are provided on the stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2020 Moveable Furnishings*

Desks, chairs and lunchroom tables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F2020.01 Asbestos*

Suspected asbestos-containing materials observed in the building include vinyl tile flooring and piping insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F2020.02 PCBs*

Based on the age of the building, sources of potential PCBs include ballasts in fluorescent light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F2020.03 Mercury*

Potentially in the old mercury switch thermostatic controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F2020.04 Mould*

Potentially on the water damaged suspended ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

Facility Details	
Building Name:	Colonel Walker Community
Address:	
Location:	Calgary
Building Id:	S2587
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	
Evaluation Date:	
Evaluator Name:	

Total Maintenance Events Next 5 years: \$33,480
5 year Facility Condition Index (FCI): 0%

General Summary:

The size of the site is 2,28 hectares (5.63 acres).

The site features include grass and trees. Grass cover is located around the building. Trees are located at the front of the 1912 building and along the north and east boundaries of the parking area. The unpaved parking area is located to the north of the building and is equipped with approximately 35 unmarked parking stalls. Paved asphalt playgrounds are located to the east and south of the school. Concrete walkways which are located to the north of the building provide pedestrian traffic with access to the main entrances to the building. Unpaved playing fields are located to the south of the building and consist of five baseball diamonds and two soccer fields. A playscape is located to the south of the building.

During the 5 year evaluation period the following repair/replacements are recommended; replace concrete pavement and rout and seal the cracks in the asphalt paved playground.

There are no portable classroom units on this site.

Overall, the site features are in acceptable 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

G2020.02.01 Aggregate Parking Lots (Gravel)*

A gravel parking lot with approximately 35 surface parking stalls is situated on the northeast corner of the property. Vehicle access to the parking lot is provided by entrances from 9th Avenue SE and from 20th Street SE.

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

G2020.05 Parking Lot Curbs and Gutters*

In general a moveable concrete curb is placed at the front of each unmarked parking stall.

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

G2020.06.03 Parking Lot Signs*

Metal signs are attached to the chain link fencing surrounding the parking area. Metal signage on metal posts are also located within the parking area.

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

G2030.02.02 Asphalt Pedestrian Pavement*

There is an asphalt paved walkway around a gravel area (presumably where portable classrooms were previously installed) to the east of the 1952 addition. An asphalt walk, to the west of the 1912 building, joins the paved playground to the south of the 1912 building with the front walkways.

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

Event: Repair the asphalt paved walkway to the west of the 1912 building.

Concern:

The edge of the walkway is beginning to crack and there is approximately a 4" differential in elevation between the asphalt surface and the adjoining grass cover.

Recommendation:

Re-grade landscaping so it is even with the walkway.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$2,160	Medium

Updated: February 16 2005

G2030.04 Rigid Pedestrian Pavement (Concrete)*

Two concrete walkways from 9th Avenue SE provide access to both the main school entrance and to the main entrance to the 1912 building. Additional concrete sidewalks run along the north of the 1912 building and at the main school entrance.

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

Event: **Replace the concrete sidewalks in front of the 1912 building.**

Concern:

The sidewalk that run along the front of the 1912 building and the walkway leading to 9th Avenue SE from the main 1912 entrance were cracked and deteriorated. Asphalt pavement has been used in the past to resurface the scaling concrete sidewalks.

Recommendation:

Replace the deteriorated concrete sidewalks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$27,000	Low

Updated: February 16 2005

G2030.06 Exterior Steps and Ramps*

Cast-in place concrete steps are located at the main entrance to the 1912 building.

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

G2040.02 Fences and Gates*

Chain-link fencing is located along the property boundaries with the exception of the area directly in front of the 1912 building. There is metal tubing railings to the north of the 1912 building.

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

G2040.03 Athletic and Recreational Surfaces* Asphalt Paved Surface

Asphalt paved playgrounds are located to the south of the 1912 building and to the east of the 1952 building.

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

Event: Repair asphalt paved playground.

Concern:

Several longitudinal cracks were observed within the asphalt paved playground surface to the south of the 1912 building.

Recommendation:

Longitudinal cracks were observed within the asphalt paved playground surface.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$4,320	Low

Updated: February 16 2005

G2040.03 Athletic and Recreational Surfaces* Grass Surfaces

Unpaved playgrounds are located to the south of the school and consist of two soccer fields and five baseball backstop.

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

G2040.04.01.02 Playground Equipment*

A playscape is located to the west of the south wing.

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

G2040.06 Exterior Signs*

Wall mounted letters on the north wall of the 1965 addition identifies the building.

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

G2040.08 Flagpoles*

A metal flag pole supported by a wood and metal post base is located in front of the main entrance, north elevation.

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

G2040.11 Retaining Walls*

A concrete retaining wall is located on the south side of the concrete ramp, south elevation.

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

G2050.04 Lawns and Grasses*

Grassed areas are located around the building with the exception of the northeast corner, the location of the parking area.

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

G2050.05 Trees, Plants and Ground Covers*

Trees are planted throughout the grassed area in front of the 1912 building and around the north and east side of the parking area.

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

G3060.01 Gas Distribution*

The main gas line enters the building at the mechanical room, south elevation.

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

G4010.01 Electrical Substations*

A pad mounted transformer is located to the east of the 1965 building.

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

G4010.02 Electrical Power Distribution Lines*

The current underground electrical power distribution lines enter the building from the 1952 addition.

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

G4010.03 Electrical Power Distribution Equipment*

The main power distribution equipment is located in the south wing.

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

G4010.04 Car Plugs-ins*

Car plug-ins are located in the parking area. There are approximately 16 double outlets.

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

G4020.01 Area Lighting*

Area lighting is provided by wall mounted HID light fixtures.

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

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

Roadside barrier free parking is not provided along 9th Avenue SE. No designated barrier free parking spaces were identified on site. The main school entry is at grade level and is therefore barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

K4010.02 Barrier Free Entrances

There are no automated entry devices provided at this school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Provide automated entry at the main entrance.

Concern:

No automated entry is provided at any entrance on the building exterior.

Recommendation:

Equip the main entrance with an automated door opener.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$3,240	Low

Updated: February 17 2005

K4010.03 Barrier Free Interior Circulation

No elevating devices or lifts are present to access upper or lower levels of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Add 3 lifts and two elevators.

Concern:

The school is not equipped with automated lifts or an elevator rendering certain portions of the school inaccessible to wheelchair users.

Recommendation:

Provide wheelchair lifts for the stage, the stair between the 1982 and 1952 buildings and the stair between the 1982 addition and the 1912 building. Provide an elevator that will stop at each level in the 1912 building and another elevator that would service both levels of the 1952 building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$248,400	Medium

Updated: February 17 2005

K4010.04 Barrier Free Washrooms

This school is presently not equipped with a barrier free washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Add two uni-sex barrier free washrooms.

Concern:

Washrooms presently located in the school were not properly equipped for handicapped or wheelchair users.

Recommendation:

Provide two single uni-sex barrier free washrooms, one in the 1912 building and another in the 1952 addition.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$54,000	Medium

Updated: February 17 2005