

RECAPP Facility Evaluation Report

Palliser Regional Division #26



County Central High School

B4219A

Vulcan

Facility Details

Building Name: County Central High School
Address: 504 - 4 Street S. P. O. Box 3
Location: Vulcan

Building Id: B4219A
Gross Area (sq. m): 0.00
Replacement Cost: \$13,139,827
Construction Year: 0

Evaluation Details

Evaluation Company: Arup Datta Architect Limited
Evaluation Date: September 13 2005
Evaluator Name: Mr. Arup Datta

Total Maintenance Events Next 5 years: **\$189,390**
5 year Facility Condition Index (FCI): **1.44%**

General Summary:

1953 Original two storey building of 2424.8 m2, 1964 a major two storey addition of 3470.7 m2, 1969 a minor addition of 73 m2. 1970, 1979 additions (metal buildings) of 27 m2 and approx 90 m2. 1985 addition (joint use community facility) of 1142.3 m2, 1993 addition (joint use with independant operator facility) of approx 300 m2. (total approx 7517.8 m2)

Brick masonry veneer exterior walls to south wall and gymnasium and column features
 1953, 1964 Wood framing and metal siding to window infill areas. 1953, 1964, 1993 Aluminum windows most with opening vents.

1953, 1964 carpet to some classrooms and administration requires replacement. Stair handrails on stairs to second floor do not comply with code.

Concerns are: Inadequate heat problem in Room #212, LAN room in computer area is warm and requires additional ventilation, ladies washroom on 2nd floor requires fixture upgrading, and urinals require replacement in boys' main floor washroom.

Capacity 750, Grades 7 to 12

Structural Summary:

1953 Original two storey building of concrete sturcture, 1964 a major two storey concrete structure addition, 1969 a minor addition all concrete beams and joists. 1970, 1979 additions with metal siding to wall and roofs (metal buildings). 1985 Steel frame, masonry lower walls and sloped metal deck roof addition (joint use community facility), 1993 masonry with metal roof addition (joint use with independant operator facility) - no concerns identified, Overall structural condition is acceptable

Envelope Summary:

Brick veneer, painted masonry block walls, prefinished metal cladding, painted concrete columns and spandral beams, aluminum windows,
 1964, 1969 membrane roofiing, 1953 built up asphalt and gravel original roof
 1970, 1985 and 1993 sloped metal roof
 Overall building envelope condition acceptable

Interior Summary:

Interior walls, ceilings and floors acceptable excepting carpet in 1953 classrooms and stair rubber treads. Casework, finishes acceptable.
 Stair handrails require modification to comply with code.
 Barrier free access required to second floor
 Overall interior facility condition acceptable

Mechanical Summary:

Site services ie. Pressure gas, 100 mm water and 150 mm sanitary sewer services are functioning and appear to have adequate capacity.
 Three boilers in central mechanical room provide heated glycol solution for the entire complex which use wet heat system. Two primary pumps circulate glycol solution to radiation fins, unit heaters, preheat coils and fan coil units.

Secondary pumps are installed at preheat coils at each air handling units. Fan coil and air handling units are installed to provide ventilation for classrooms, old gym and shop areas.

Roof top gas fired HVAC units are provided for new gym and body works building. Direct gas fired roof top unit provide make up air for kitchen.

Exhaust fans are provided for washrooms, kitchen, shop equipment, laboratory hoods, etc.

Hot water, cold water, H.W. recirculation lines and gravity drainage system is supplied to plumbing fixture in washrooms, kitchen, shop etc. Domestic hot water tank and heater in respective mechanical room provide hot water for plumbing fixture.

Items which require attention are: Inadequate heat problem in Room #212, LAN room in computer area is warm and requires additional ventilation, ladies washroom on 2nd floor requires fixture upgrading , and urinals require replacement in boys main floor washroom.

The facility mechanical systems are generally in good condition.

Electrical Summary:

Repair vehicle plug ins, replace T12 lighting on first floor with T8 lamps provide news P.A. system.

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*

1953, 1964, 1969, 1970, 1979, 1985, 1993 concrete foundations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	SEP-05

A1030 Slab on Grade*

1953, 1964, 1969, 1970, 1979, 1985 concrete slab on grade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	SEP-05

A2020 Basement Walls (& Crawl Space)*

1953 Concrete walls to basement boiler room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	SEP-05

B1010.01 Floor Structural Frame*(Building Frame)

1953, 1964, 1969 Masonry walls, concrete columns, concrete joists to second floor
 1964 section Northeast stair structure at roof requires monitoring of cracks in masonry walls underside of roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	SEP-05

B1010.05 Mezzanine Construction*

1964 Steel frame wood joists in industrial arts area
 1985 Wood joists mezzanine in storage room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	SEP-05

B1010.07 Exterior Stairs**

1953 Covered landing and concrete steps to grade at southwest entrance on west side

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	SEP-05

B1010.09 Floor Construction Fireproofing*

1953, 1964 floor structure concrete

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	SEP-05

B1020.01 Roof Structural Frame*

1953, 1964, 1969 Concrete beams and joists
 1970, 1979, 1985 Steel frame and sloped metal deck roof

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	SEP-05

B1020.04 Canopies*

1953 concrete canopy, concrete columns, over main entrance to school, metal clad canopy over landing and stairs at west exterior secondary entrance / exit

1985 Metal clad canopy over exterior entrance to lobby

1993 minor sign canopy over south exterior door (Bodyworks Fitness Centre)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	SEP-05

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

1953 Brick masonry veneer exterior walls to south wall and gymnasium and column features
 1964, 1969 Brick masonry veneer exterior wall finish

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	SEP-05

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

1985, 1993 Concrete block exterior walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	SEP-05

B2010.01.06.03 Metal Siding**

1953, 1964 Metal siding to window infill areas
 1970, 1979 Metal siding to wall (metal building)
 1985 Metal siding to upper portion of exterior wall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	SEP-05

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

Caulking at window frames, metal siding to masonry and concrete

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	SEP-05

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

1953, 1964, 1969 Exposed concrete columns, beams and concrete spandrel panels painted finish
 1985, 1993 Exterior concrete masonry painted finish

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	SEP-05

B2010.02.01 Cast-in-place Concrete:Ext.Wall Const*

1953 Concrete spandrel beam at second floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	SEP-05

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

1953 Wood frame infill walls to reduce extent of windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	SEP-05

B2010.06 Exterior Louvers, Grilles, and Screens*

Minor exterior louvers and grilles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	SEP-05

B2010.09 Exterior Soffits*

1985 minimal metal soffits sides and front of lobby

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	SEP-05

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

1964 Main entrance to front steel frames to exterior and interior of vestibule, wired glass to interior glazed areas for exit from second floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	SEP-05

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

1953, 1964, 1993 Aluminum windows most with opening vents

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	SEP-05

B2030.01.01 Aluminum-Framed Storefronts**

1985 Aluminum framing, glazed aluminum doors, transom and sidelite glazing to vestibule and exterior of main entrance (south side)

1953, 1964 Glazed aluminum doors and frames at stair exterior doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

B2030.03 Large Exterior Special Doors*

1985 Overhead roll up door to exterior access to a storage room off the gymnasium for bring in vehicles and other large components

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

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

1954 Original built up roof

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	SEP-05

Event: 1954 original roof requires replacement

Concern:

Original roof is has areas of gravel scrapped away to maintain drainage to roof drains and roof is 50 years old long past life cycle age.

Recommendation:

Re-roof and create positive slopes to drains (approx 1250 m sq)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$66,875	Medium

Updated: February 8 2006



B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO)**

1964 membrane roofing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

B3010.07 Sheet Metal Roofing**

1970, 1979, 1985 and 1993 additions sloped metal roofs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	SEP-05

B3010.08.02 Metal Gutters and Downspouts**

1970, 1979, 1985, and 1993 metal roof sections have gutters and downspouts to grade. Downspout extensions at grade are not installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

S3 INTERIOR

C1010.04 Interior Balustrades and Screens, Interior Railings*

1953, 1964 Handrails on interior change of floor level ramps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	SEP-05

C1010.05 Interior Windows*

Window to interior offices 1964 second floor (business education), glazed corridor wall to room 1964 second floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	SEP-05

C1020.01 Interior Swinging Doors**

Swing door to all typical rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

C1020.03 Interior Fire Doors*

Boiler room door fire rated frame and door

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

C1020.05 Interior Large Doors*

1985 Overhead roll up door access from storage room to the gymnasium for bring in vehicles and other large components

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	SEP-05

C1030.01 Visual Display Boards**

1953, 1964 Chalkboards, whiteboards and tack boards to classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	SEP-05

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

1953, 1964 Metal washroom partitions
 1985 Metal toilet partitions in washrooms off lobby

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	SEP-05

Event: 1985 Repair toilet partitions in women's washroom

Concern:

1985 toilet partitions in women's washroom are seriously damaged, doors not closing

Recommendation:

Repair all damaged toilet partition doors and other damage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$2,140	High

Updated: February 8 2006



C1030.08 Interior Identifying Devices*

minimal door and directional signage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	SEP-05

C1030.10 Lockers**

1953, 1963 Metal lockers in corridors and change rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

C1030.12 Storage Shelving*

Basic storage shelving to janitor room, storage rooms, industrial arts storage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	SEP-05

C1030.14.01 Toilet Accessories

1953, 1964, 1985 Washroom standard toilet accessories

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

C2010 Stair Construction*

1953, 1964 Stairs concrete main to second floor, metal stairs to mezzanine in industrial arts
 1985 Stairs to stage wood

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	SEP-05

C2020.05 Resilient Stair Finishes**

Rubber treads to concrete stairs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	SEP-05

Event: Rubber treads to concrete stairs poor condition

Concern:

rubber treads to concrete stairs worn and becoming loose and potential concern of causing tripping

Recommendation:

Replace rubber treads to all concrete stairs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$2,140	Medium

Updated: February 8 2006

C2020.08 Stair Railings and Balustrades*

Stair handrails on stairs to second floor have openings substantially larger than permitted 100 mm

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	50	SEP-05

Event: Upgrade stair handrails to comply with code

Concern:

Metal pipe stair handrails have openings substantially larger than permitted 100 mm

Recommendation:

Install painted wire mesh panels to stair handrails to reduce openings to maximum 100 mm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$7,490	High

Updated: February 8 2006



C3010.02 Wall Paneling**

1985 Lobby area walls wood paneling

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

C3010.04 Gypsum Board Wall Finishes*

1964 hall walls, some classroom walls, library wall gypsum board finish painted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	SEP-05

C3010.06 Tile Wall Finishes**

Washrooms, change rooms tile wall finish

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

C3010.11 Interior Wall Painting**

masonry, gypsum board wall painted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	5	SEP-05

C3020.01 Concrete Floor Finishes (Paint)*

Painted concrete floor in Industrial Arts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	SEP-05

C3020.02 Tile Floor Finishes**

Tile floor to 1953, 1964 main floor student washroom, change rooms, main entrance vestibule and lobby, northeast stairwell main floor 1985 section washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

C3020.04 Wood Flooring**

1953, 1985 wood floors to gymnasiums
1964 wood parquet floor to portion of industrial arts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

C3020.07 Resilient Flooring**

Sheet vinyl flooring to halls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	SEP-05

C3020.08 Carpet Flooring**

1953, 1964 carpet to some classrooms and administration

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	SEP-05

Event: 1953 section classroom and administration carpet worn

Concern:

Carpet floor finish in 1953 section classrooms and administration worn and fraying

Recommendation:

Replace 1953 section classroom and administration carpet flooring with new carpet (approx 1250 m sq)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$107,000	Medium

Updated: February 8 2006



C3030.01 Concrete Ceiling Finishes*

1953, 1964 some storage rooms, portions of industrial arts and other non public rooms concrete joist ceiling

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	SEP-05

C3030.04 Gypsum Board Ceiling Finishes*

Washrooms, change rooms, second floor halls gypsum board ceilings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

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

T-bar grid and tile ceiling in halls and main floor classrooms, 1985 lobby ceiling, 1964 second floor classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

C3030.07 Interior Ceiling Painting**

Washrooms, change rooms, second floor halls gypsum board ceiling finish painted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	SEP-05

C3030.09 Other Ceiling Finishes*

1953 second floor classrooms 12 x 12 acoustic tile sloped ceilings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	SEP-05

S4 MECHANICAL

D2010.01 Water Closets**

Tank type with open seat, no cover. One (1) H/C water closet in 1953 building. Water closet with elongated bowl, open front seat, and flush valve (in 1985 addition). Day care has tank type baby water closet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D2010.02 Urinals** 1953

Original stall type urinals, some cracked. Below slab drains may be corroded. Odor problem. Replace 4 stall urinals and supply tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	SEP-05

Event: Replace stall type urinals.

Concern:

Odor problem.

Recommendation:

Replace stall type urinals with wall-hung urinals. (Mechanical \$4,500, Architectural \$4,500)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$9,630	High

Updated: February 10 2006

D2010.02 Urinals** 1985

Wall-hung vitreous china urinal c/w flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	SEP-05

D2010.03 Lavatories**

Porcelain steel lavatories with 100 mm O.C. supply trim with flute handles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	SEP-05

D2010.03 Lavatories 2ND FLOOR**

Wall hung enamel on cast iron lavatories with separate H & C supply trim.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	SEP-05

Event: Replace wall hung lavatories with new lavatories and vanity.

Concern:

Outdated. Have no water mixing feature. Have exposed waste and water supply piping installed along wall.

Recommendation:

Install new lavatory, supply trim, and vanity with pipes all concealed. (Mechanical \$4,000, Architectural \$5,000)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$9,630	Medium

Updated: February 10 2006

D2010.04 Sinks**

Generally double and single bowl stainless steel sinks with lever handle faucets. Home Economics room has stainless steel double bowl sinks and supply trim in good condition. Science rooms have stainless steel 300 x 350 mm sink with gooseneck faucet. Also have needle stop gas territ at each sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D2010.05 Showers (1985)**

Men's gang shower c/w heavy duty shower head and mixing valve. Ladies' cubicals with heavy duty shower head and mixing valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D2010.08 Drinking Fountains / Coolers**

Vitreous china, wall-hung drinking fountains installed in corridors. Wall hung refrigerated drinking fountains installed on both main and 2nd floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D2010.09 Other Plumbing Fixtures**

Stainless steel pot sink, dishwasher Blakeslee D8 c/w superhot heater, porcelain on cast iron service sink, all in kitchen area. 910 mm x 610 mm floor mounted, molded-stone service sink c/w supply trim. (1985 Addition). Photo lab sink c/w mixing valve on water supply line installed in dark room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	SEP-05

D2020.01.01 Pipes and Tubes: Domestic Water*

Main service 50 mm diameter. Water meter and bypass installed at building entry. Copper pipes used throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	SEP-05

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow preventor installed for water supply to glycol mix tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	SEP-05

D2020.02.02 Plumbing Pumps: Domestic Water**

Domestic hot water recirc. pump installed. Taco inline circ. pump 111 - 8 for gym (1985).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	SEP-05

D2020.02.06 Domestic Water Heaters**

Three (3) state heater SBT - 70 360 NE7DF with 324.0 MBH input and 70 Gal. storage tank installed in parallel in original 1953 building. 1985 addition has John Wood Model E50-2NA.04 tank and heater with 26 Gal. storage and 38.0 MBH capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	SEP-05

D2020.03 Water Supply Insulation*: Domestic

Water supply lines insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	SEP-05

D2030.01 Waste and Vent Piping*

Cast iron & plastic drains with copper vent lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

D2030.02 Waste Piping Specialties*

Grease trap for kitchen pot sink recessed in floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

D2030.03 Waste Piping Equipment*

Sump pump installed in basement floor drain. Sanitary sewer lift pump & manhole installed in corridor of 1964 addition near kitchen. Neutralizing traps installed below each science room sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D2040.01 Rain Water Drainage Piping Systems*

Roof drain lines are installed inside building and drained to grade through exterior walls. RWL used for draining roof in 1985 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

D2040.02.04 Roof Drains**

Roof drains installed on roof. A few dome grates missing from roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	SEP-05

D3010.02 Gas Supply Systems*

Gas line from basement gas meter and regulator room is supplied to gas burning appliances either at low pressure or at 5 P.S.I. Pressure services have regulators at gas burning equipment on roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

D3020.02.01 Heating Boilers & Accessories: H.W. **1989 Modernization

Three (3) - Cast iron sectional boilers Weil McLain WFFP-2, inout 2470.0 MBH, output 2,000.0 MBH provide heated glycol solution for entire school. Low water cut-offs and pressure relief valves provided for each boiler. System c/w Taco air separator and four extrol AX200V diaphragm type expansion tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	SEP-05

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

Insulated steel breeching - satisfactory. Relief opening and combustion air supply duct c/w skirt provided. Appears to have cold draft problem near air compressor. Unit heater provided to heat air supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

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

Pot feeder, filter and site glass installed. Glycol solution fill system c/w steel tank, gear pump and related accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	SEP-05

D3020.03.01 Furnaces 1985 Addition**

Counter flow furnace Flame Master EW-335 CF counter flow furnace used for lobby and stage. Below slab supply duct in lobby. Motorized dampers on both outdoor air and return air ducts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

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

Combustion air duct installed for room gas burning equipment and type "B" flue vents used for furnace and domestic hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D3020.04 Fuel-Fired Heaters (Direct gas fired) Kitchen

Kitchen make up air unit Eng "A" HE-40. Direct gas fired roof top unit c/w evaporative cooler at inlet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D3020.04.03 Fuel-Fired Unit Heaters**

Gas fired suspended unit heater installed in storage room off gym area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D3020.04.04 Chimney (&Comb.Air):Fuel-Fired Heater*

Double wall vent used to vent unit heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D3040.01.01 Air Handling Units: Air Distribution (1964)**

Multizone unit Alpha IN33 - MZ - 6 zones c/w mixed air section, filter section, fan section, preheat coil, return air deck, and hot deck c/w reheat coil. Understand that unit operates as single zone, to supply air to all classrooms in 1964 addition. Return fan Chicago Blower Vane Axial 27W9.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D3040.01.01 Air Handling Units: Air Distribution 1953 BUILDING**

Air handler AH - #2 ENG 'A' LM - 15C roof mounted with capacity of 16,200 CFM using 10 H.P. motor. Unit c/w mixing section, filter section, preheat coil section, blower section. Mixing control valves and circulation pump installed in mechanical room below.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D3040.01.01 Air Handling Units: Air Distribution 1989 Modernization**

Air handler in mechanical room. Eng "A" LM8C capacity of 8000 CFM using 5 H.P. motor. Unit c/w filter section & coil section. Return air axial fan ALPHA # 2314 with 5 H.P. Motor belt drive, 8000 CFM capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

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

AH #3 Engineered 'A' Model LM - 13C c/w fan section, heating coils & filter section. Handles 13,000 CFM using 25/25 FC fan and 7 1/2 H.P. motor. Round ducts exposed at ceiling to distribute air to shop area. H.W. heating control valves c/w secondary circulation pump is installed below at ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D3040.01.02 Fans: Air Distribution*

Sheet metal ductwork installed. Appears satisfactory.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	SEP-05

D3040.01.03 Air Cleaning Devices:Air Distribution*

Air filters 50 mm thick pleated flat throw away filters installed in most air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

D3040.01.03 Air Cleaning Devices:Air Distribution* (WOOD WORKING)

Dust collector Murphy Model FBP-W-15-13 for woodworking shop. High velocity ducts are connected to each woodworking equipment hood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D3040.01.04 Ducts: Air Distribution*

Low pressure ducts installed in ceiling space for respective zones. Generally supply ducts for air distribution is satisfactory. Computer area lan office is over heating and requires increased air supply direct to room c/w new diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Ceiling diffusers, supply registers, and linear high side wall grilles installed. Ceiling diffusers primarily used in classrooms. Gym had exposed perimeter round distribution duct with registers off main duct.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D3040.03.01 Hot Water Distribution Systems**

Two (2) - centrifugal horizontal base-mounted primary pumps in parallel, circulate glycol solution to all terminal heating units in the school. Steel distribution pipes all insulated. Grundfos in-line secondary pumps are installed for heating coils at various units. Grundfos UPC 50 - 160 installed in 1964 mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	SEP-05

D3040.04.01 Fans: Exhaust**

- Weld shop Northern Blower AWHL 2225 mounted on roof above A1 shop. (1964)
- Kitchen hood exhaust 2 H.P. up blast roof mounted fan (1964).
- Wood working area general exhaust fan - Greenbeck GWB - 18 1/2 H.P. motor.
- Home Economic dome type roof exhaust fan.
- Student washroom dome roof exhauster for central system.
- Staff washroom- roof mounted fan Penn Domex CV-82.
- Chemistry and B10 lab hood Alphair Model B1050 L fan.
- Sidewall exhaust fan for dark room.
- Penn 1/2 H.P. dome roof exhaust fan from shower room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D3040.04.03 Ducts: Exhaust* SPRAY BOOTH

Spray booth exhaust system c/w spray gun, compressed air supply, air filter, regulator etc. Propeller fan at hood is noisy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

D3040.04.05 Air Outlets and Inlets: Exhaust*

Transfer duct & grille c/w filter. Installed between general shop area & finishing room. Service filter in transfer duct.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

D3040.06 Other HVAC Distribution Systems*

Low velocity ducts installed in ceiling space for respective zone.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units) (1993 ADDITION)**

Lennox heat/cool roof top packaged unit c/w mixing section. Gas burner, and 10 tons of cooling. Centrifugal exhaust fan from body works installed on roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units) 1985 GYM**

Two (2) York roof-mounted, HVAC units model D1SS120G275 ITA. Each with heat input 275.0 MBH and with 10 tons of cooling. Distribution supply duct and grilles at ceiling. Return high side wall grille.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	SEP-05

D3050.03 Humidifiers 1964 MECH. ROOM & 1953 CLASSROOM**

Humidifier Heritronic II HST 20850 208 - 3 phase 50#/HR c/w humidistat & dispersion tube in hot deck. Not used. Similar unit also installed for air handler AH #2 1953 classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

D3050.05.02 Fan Coil Units**

Fan coil units c/w thermostat installed in vestibules. Some areas have ceiling mounted units and others are wall mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D3050.05.03 Finned Tube Radiation**

Perimeter fin tube radiation c/w enclosure and individual control for perimeter rooms. Wall fin radiation and enclosures install at high wall in interior rooms i.e. Library, kitchen, etc. Gym (1953) have high side wall perimeter radiation and enclosure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	SEP-05

D3050.05.06 Unit Heaters**

Installed in mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	SEP-05

D3050.07 Other Terminal and Packaged Units*Electric

Electric fan coil unit installed in vestibule of 1985 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

D3060.02.02 Pneumatic Controls**

Pneumatic valve operator and thermostat for each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	SEP-05

D3060.02.03 Pneumatic and Electric Controls

Johnson pneumatic control system installed. Compressor duplex type model UDL-5S4C installed in main mechanical room. (Air dryer provided for control air). Lead lag controls for boiler operation. Protective cover on thermostats in public area. Pneumatic controls used for ventilation systems and heating controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	SEP-05

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Dry chemical extinguisher either with enclosure or wall brackets installed on walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D4090 Other Fire Protection Systems*

Kitchen range hood have liquid fire protection system "Range Guard".

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	SEP-05

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

Pad mounted transformer located at west end of the school. Transformer maintained by Trans Alta.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	SEP-05

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

1964 Section is serviced by 800 Amp, 120/208 volt three phase electrical service. 1985 section has a separate 400 Amp 120/208 volt three phase service. Main distribution switchgear and panels are Square-D. Meter peak at 300 Amp. Panels where modernized in 1990.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	SEP-05

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

1990 modernization for panels. Manufactured by Federal Pioneer and Square-D. Panels are 70% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

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

1990 two wall mounted motor control centers by Westinghouse for boilers' pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D5010.07.02 Motor Starters and Accessories**

1990 individual stand alone motor starters and disconnects for HVAC units. Manufactured by Allen Bradley, Square-D and General Electric.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

D5020.01 Electrical Branch Wiring*

1990 modernization had existing wiring upgraded.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

D5020.02 Interior Lighting

Main floor areas contain fluorescent light fixtures with T12 lamps. 2nd floor was upgraded in 1999 with fluorescent light fixtures with T8 and electronic ballasts. Gym areas have combination of 1x4 fluorescent light fixtures with T12 lamps and metal halide light fixtures. Stage lighting is incandescent spot lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	SEP-05

Event: **Install new fluorescent light fixtures in main floor areas and gym areas.**

Concern:

Existing light fixtures have reached end of their life. their energy performance is 60% less than their current new replacements.

Recommendation:

Install new fluorescent light fixtures in main floor areas and gym areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$481,500	Medium

Updated: February 10 2006

D5020.02.01 Lighting Accessories (Lighting Controls)*

Interior areas and classrooms are controlled by line voltage switches. Gym areas have low voltage switching for main lighting system. Stage area in the small Gym have a dimming system with six channels manufactured by Stand Electro Controls. Exterior lighting is controlled by combination of photocell and time clock.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	SEP-05

D5020.02.03 Emergency Lighting*

1990 central battery packs by Emergilite are located through out the school. Dual and single emergency lighting heads are located as required by code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

D5020.02.03.03 Exit Signs

1990 Exit signs are located at required exits. exit signs are retrofitted with LED lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

HPS wall packs are located around perimeter of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

D5030.01 Detection and Fire Alarm**

1990 Simplex 4002 fire alarm panel c/w 24 zones and 4 signal circuits. Annunciator located at main entrance. Strobes are not installed in school. Kitchen suppression system is not monitored by fire alarm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	SEP-05

Event: **Install new strobes in school for hearing impaired. Connect Kitchen suppression system to fire alarm panel. Upgrade existing fire alarm panel to accept new devices.**

Concern:

Visual signal appliances are not installed for the hearing impaired. Kitchen suppression system is not monitored by the fire alarm panel. Existing fire alarm panel can not be upgraded.

Recommendation:

Install new strobes in school for hearing impaired. Connect Kitchen suppression system to fire alarm panel. Upgrade existing fire alarm panel to accept new devices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$53,500	Medium

Updated: February 10 2006

D5030.02.02 Intrusion Detection**

Motion detection and door contacts are located through out the hallways and exterior exits. Main security control panel by DSC and AAA keypad. Monitoring is by private company.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

D5030.03 Clock and Program Systems**

Individual battery operated clocks in school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

D5030.04.01 Telephone Systems**

2002 Rauland Telecenter connected to ONYX-VS telephone system as an integrated system. Four telephone lines and one fax line. There are two public telephone booths in the school. Telephone handsets are located in the classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	SEP-05

D5030.04.04 Data Systems**

Supernet is located in school as backup. Microwave transmission for Internet is used. Hubs and switches are located in server rooms. Units are 80% full. Manufactured by AT&T, Cisco and Omniswitch. Compaq server and HP XEON server.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

D5030.04.05 Local Area Network Systems*

Cat5 cabling free air in ceiling space and in conduit for vertical drops in classrooms. Pacpoles are used in computer labs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

D5030.05 Public Address and Music Systems**

2002 Rauland Telecenter connected to ONYX-VS telephone system as an integrated system. Telephone handsets are located in the classrooms. Speakers are located in classrooms and in hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	SEP-05

D5030.06 Television Systems*

2005 Cable TV in school. Video conferencing using two Sony TVs and Polygom Conference cameras and equipment are used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	20	SEP-05

D5090.01 Uninterruptible Power Supply Systems**

ACP 1400 and 2200 ups units are located for servers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	SEP-05

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.03 Theater and Stage Equipment*

1953, 1985 Stage curtains

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

E1090.03 Food Service Equipment*

1985 Major commercial style kitchen facility adjacent to Gymnasium (community partnership facility)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	SEP-05

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Standard basketball, volley ball and other gymnasium sports equipment, electronic scoreboard 1953 gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	SEP-05

E2010.02.05 Educational Facility Casework*

1953, 1964 classroom typical millwork and cabinets

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	SEP-05

E2010.02.09 Library Casework*

1964 Perimeter wall shelving, free standing shelves, computer tables, librarian counter and service area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	SEP-05

E2010.03.06 Curtains and Drapes**

1953, 1985 drapes to stages in gymnasiums

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	SEP-05

E2020 Moveable Furnishings*

All areas typical desks, chairs, tables

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

F1010.02.05 Grandstands and Bleachers**

1985 Folding bleacher seating along west wall of gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

F1020.02 Special Purpose Rooms*

1953 Student's lounge room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

F1020.02.13 Paint Booths*

1970 Paint booth CTS woodwork shop

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

F1030.05 Other Special Construction Systems*

1953 Stage expansion stored under front of stage in gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	SEP-05

F1040.06 Other Special Facilities*

1993 "Bodyworks" commercial fitness facilities attached to school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	SEP-05

F2020.01 Asbestos*

No asbestos indicated or reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

F2020.02 PCBs*

No PCB's indicated or reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

F2020.04 Mould*

No Mould indicated or reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

F2020.09 Other Hazardous Materials*

No other hazardous materials indicated or reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

S8 FUNCTIONAL ASSESSMENT

K40 Current Code Issues - North side of Stage exit

1985 exit doors on north side of stage has equipment stored in exit hall blocking exiting. Remove equipment being stored and clear area for exiting purpose. Cost under \$1,000

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	SEP-05

K40 Current Code Issues - Southwest entrance

1953 Exterior steps to grade from southwest entry/exit door do not have handrails

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	SEP-05

Event: Southwest exterior steps handrail missing

Concern:

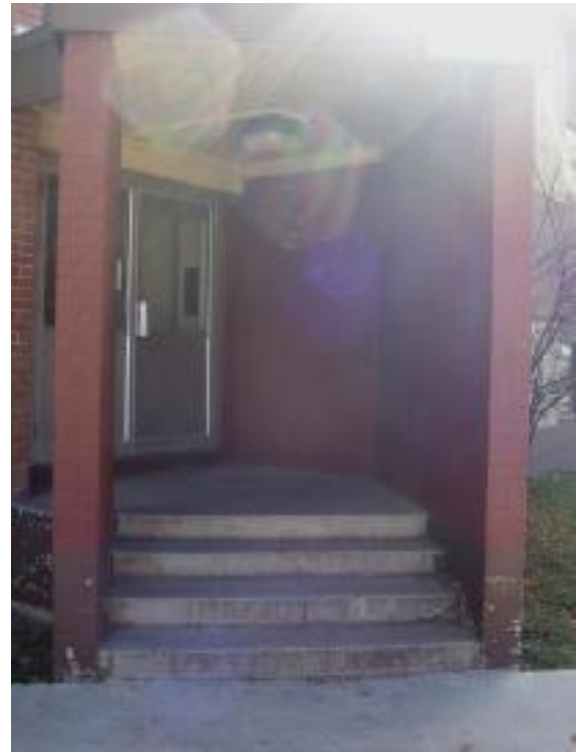
Southwest exterior steps handrail does not exist making the steps unsafe

Recommendation:

Install wall mounted pipe handrails to both sides of stair

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$1,605	Medium

Updated: February 8 2006



K40 Current Code Issues - Student Lounge

1953 Student's lounge door has an exit sign (previous occupany use of room) however the door is locked to prevent use of door.

Remove exit sign. Cost under \$1,000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	SEP-05

K4010.01 Barrier Free Route: Parking to Entrance

Barrier free access from parking to main entrance is difficult and requires travel over a long distance. Install a barrier free curb ramp in the sidewalk at the main entrance. Cost less than \$1000

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	SEP-05

K4010.02 Barrier Free Entrances

1953 Main entrance and 1985 main entrance are not barrier free

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	SEP-05

Event: **1953 & 1985 Main entrance doors upgrade to barrier free**

Concern:

Main entrance doors to the school and to the Cultural Recreation Centre do not have power operator per barrier free requirements

Recommendation:

Install power operator to one exterior door at each location c/w remote push buttons per barrier free standards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$8,560	Low

Updated: February 8 2006

K4010.03 Barrier Free Interior Circulation

Classroom and other door latches are not lever style,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	SEP-05

Event: **Doors to classrooms and other rooms**

Concern:

Doors do not have lever type hardware per barrier free standards

Recommendation:

Replace door hardware with lever style door knobs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$10,700	Low

Updated: February 8 2006

K4010.03 Barrier Free Interior Circulation

1953, 1964 second floor is not barrier free accessible

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	SEP-05

Event: Second Floor requires barrier free accessible

Concern:

1953, 1964 second floor classrooms and services are not barrier free accessible

Recommendation:

Install a barrier free elevator to serve the second floor

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$69,550	Medium

Updated: February 8 2006

K4010.04 Barrier Free Washrooms

1985 Barrier free washrooms for male and female off lobby

1964 Barrier free shower in change room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	SEP-05

RECAPP Facility Evaluation Report



County Central High School

S4219

Vulcan

Facility Details	
Building Name:	County Central High School
Address:	
Location:	Vulcan
Building Id:	S4219
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: **\$4,066**
 5 year Facility Condition Index (FCI): **0%**

General Summary:

Track and field, football, soccer, baseball facilities (shared with community). Gravel and paved driveway and parking areas, concrete sidewalks, landscape and grassed grounds generally acceptable with minor repairs and signage required.

Water service from town service to north entrance of building. Sanitary sewer is drained to manhole located on N. W. corner of site & from manhole to town services. Site is graded to drain water to town storm sewer system. Gas service supplied to meter in basement gas meter room.

Pad mounted transformer (maintained by TransAlta) located on west end of the building feeds both electrical services. Rail mounted Car plug-ins located at front of the school. HPS wall packs located around perimeter of school.

Overall site condition acceptable

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)**

Gravel parking areas on south side of buildings and large parking area east of 1985 addition (Cultural Recreation Centre)

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

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

Asphalt parking area and bus drop off area on east side of 1953 section with direct access to adjacent 4th Street

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

Event: Patch and repair asphalt parking lot

Concern:

Areas of asphalt at bus drop off are deteriorating

Recommendation:

Patch and make good all damaged asphalt areas in parking lot and bus drop off area

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$2,140	Low

Updated: February 13 2006



G2020.05 Parking Lot Curbs and Gutters*

Concrete concrete curbs at entrance to parking and at the main entrance

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

Event: Replace concrete curb at main entrance to parking

Concern:

Serious deterioration of concrete curb presents a poor image of the school and potential tripping condition

Recommendation:

Replace damaged concrete curb with new curb

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$1,926	Low

Updated: February 13 2006

G2020.06.02 Parking Bumpers*

Pre cast concrete parking curbs separation parking from bus drop off area and for individual parking stalls

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

G2020.06.03 Parking Lot Signs*

Parking, bus drop off and fire lane signage does not exist

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

Event: **Require site parking, bus drop off and fire lane signage**

Concern:

Lack of site parking and bus drop off signage reduces control of vehicles on the site

Recommendation:

Install parking directional, bus drop off and fire lane signage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$3,745	Low

Updated: February 13 2006

G2030.02.02 Asphalt Pedestrian Pavement**

Asphalt surface between 1953 and 1993 sections

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

G2030.03 Pedestrian Unit Pavers**

Area of interlocking pavers northeast corner of 1953 section

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete sidewalks along east side of 1953 section (along bus drop off area),
 Concrete sidewalk from 1964 section north stairwell doors
 Concrete sidewalk on south and east sides of 1993 section

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

G2030.06 Exterior Steps and Ramps*

Concrete landing and steps south east door 1953 section

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

G2040.02 Fences and Gates**

Chain link fence to perimeter of children's playground area, to track and field area and to east and south property boundary

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

G2040.03 Athletic and Recreational Surfaces**

Track & Field areas on southeast side (shared with community), children playground and equipment on south end of 1953 section, asphalt paved area with basketball nets between 1953 and 1993 sections

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

G2040.05 Site and Street Furnishings*

Precast refuse containers, wooden picnic tables

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

G2040.06 Exterior Signs*

1953 School name sign on canopy over main entrance,
1985 Cultural Recreation Centre sign on wall in front of building
1993 Awning with name over south entrance to building (Bodyworks Fitness Centre)

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

G2040.08 Flagpoles*

One flagpole in front of main entrance

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

G2050.04 Lawns and Grasses*

Areas of Lawn adjacent to building and rough grass areas at edges of site

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

G2050.05 Trees, Plants and Ground Covers*

Mature coniferous and deciduous trees and shrubs located around building

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

G3010 Water Supply

100 mm diameter ductile iron water service from town service to north entrance of building.

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

G3020.01 Sanitary Sewage Collection*

150 diameter sanitary sewer from building is drained by gravity to manhole located on N.W. corner of site. Drained from manhole to town services.

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

G3030.01 Storm Water Collection*

Site is graded to drain water from roof drain and RWL to town storm sewer system.

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

G3060.01 Gas Distribution*

Pressure gas service from utility in town R/W is supplied to pressure meter & regulator in basement gas meter room.

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

G4010.03 Electrical Power Distribution Equipment*

Pad mounted transformer located at west end of the school. Transformer maintained by Trans Alta. It provides power for both services in the building.

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

G4010.04 Car Plugs-ins*

18 car plug-ins are rail mounted at the front of the school.

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

G4020.01 Area Lighting*

HPS wall packs are located around perimeter of school.

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