

RECAPP Facility Evaluation Report



David Thompson Junior High School

B2596A

Calgary

Facility Details	
Building Name:	David Thompson Junior High
Address:	9320 Arbour Crescent S. E.
Location:	Calgary
Building Id:	B2596A
Gross Area (sq. m):	0.00
Replacement Cost:	\$12,310,778
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:	\$98,280
5 year Facility Condition Index (FCI):	0.80%

General Summary:

David Thompson Junior High School is generally a split level building with sections that are two storeys due to the natural slope of the site. The original school was built in 1963 with an addition added in 1970. The addition, which was added to the south of the original building, includes the library and several classrooms. The open courtyard between the original and 1970 buildings was framed and covered in 1997 and is now being utilized as the student centre. The school underwent a major modification in 2000 which included updating the mechanical and electrical systems and the interior finishes. The school is 7,916 square metres in size and is situated on 3.56 hectares (8.8 acres). The school is constructed of load bearing masonry, steel columns supporting steel beams and metal decking and wood roof decking.

Overall, the property appeared to be in good condition.

Structural Summary:

Structural drawings were not available for review during the assessment, however the foundations likely consist of a poured concrete assembly with a slab on grade. The structure is a combination of load bearing masonry walls and steel columns supporting wood decking and steel pan roof decking. The roof structure in the older section of the school is constructed of wood decking whereas the roof structure in the 1970 section is constructed of metal pan decking supported by I beams and columns. The roof structure over the student centre consists of arched glulam beams supporting a steel deck.

Visually, the structural components appeared to be in good condition, no evidence of deflection, warp, twist or vertical/horizontal misalignment was observed in the structural framing.

Envelope Summary:

The exterior of the school consists of parged concrete foundation walls, a glazed curtain wall with metal spandrels and brick veneer. Corrugated metal panels clad the structure that was used to infill the original courtyard. In general the brick veneer and metal siding appeared to be in good condition. However some impact damaged and missing connections were noted on the metal siding that encloses the courtyard.

The roof has 11 roof sections which are protected by SBS modified bitumen membranes. It was reported that roof sections A, B, C, E, F, I & J were last replaced in 2001 and roof sections D, G, H & K were last replaced in 1993. The higher roof levels drain via scuppers and pre-finished metal downspouts to lower roof sections which slope towards drains which are connected to internal water leaders. With the exceptions of minor deficiencies the SBS modified bitumen roof sections generally appeared to be in good condition.

There are twelve domed skylights (2001) on roof section C and one (2002) on roof section B.

Two wood and 15 metal flush slab exterior doors were observed around the perimeter of the building. The two wood doors were delaminating and deteriorated. Replacement of the doors is recommended within the 5-year evaluation period.

The windows in the building are thermo pane units (2000) with operable hoppers.

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

Interior Summary:

The interior finishes consist of the following components:

The ceilings are generally suspended 2' x 4' acoustic panels with some areas finished with 2' x2' panels (adjacent to the

student centre). The ceiling finishes in the student centre and in the industrial arts room consists of exposed insulated metal decking and exposed wood decking supported by open steel web joists respectively.

Floor finishes include, painted concrete (service rooms), sheet vinyl (classrooms and corridors), hardwood flooring (gymnasium and dance studio), carpeting (library, offices, etc.), terrazzo (two corridors) and ceramic tile (main washrooms).

Wall finishes are predominately painted gypsum board or painted concrete block.

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

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

Mechanical Summary:

Heating for the building is supplied by two Raypack Raytherm natural gas-fired hot water boilers and a rooftop mounted packaged air handling unit that serves the student center.

Domestic water is provided by four natural gas-fired John Wood hot water heaters located in the boiler room. The heaters are rated at 38,000 BTU/hr. and have a capacity of 150L.

Four air handling units and rooftop mounted exhaust fans provide ventilation to the school. The air handling units are equipped with motorized dampers and are controlled by the building automation control system.

Cooling is provided to the kitchen area only via a split-system DX unit manufactured by Mitsubishi Electric. The evaporating unit is ceiling mounted in the kitchen and the condensing unit is mounted on the roof.

Fire protection is provided by a standpipe and hose system in combination with cabinet and wall mounted fire extinguishers located throughout the building. There is a siamese connection located at the entrance to the building.

Heating and ventilating are adequate for the building and no major repairs or replacements are expected within the evaluation period. Overall, the mechanical systems are in good condition.

Electrical Summary:

The electrical supply is fed underground to the main distribution switchboard rated at 1200 A., 120/208V, 3 phase, 4 wires. The system was upgraded in 1997. The main distribution panel provides power to other sub-panels that serve various sections of the building.

The lighting in the building was upgraded to T-8 lamps with electronic ballasts circa 1997. The fixtures are generally recessed and surface mounted with flat lenses.

The exterior lighting consists of surface mounted wall pack HID fixtures located around the perimeter of the school. The exterior lighting was upgraded in 2000. Emergency lighting in the school is provided by battery packs that were upgraded in 2000.

The fire alarm system is a Simplex 4005 system consisting of pull stations, alarm bells, strobes, smoke detectors, and heat detectors. The fire alarm system was installed in 2000.

The school is equipped with a DDC building automation control system (BACS) that was installed in 2000.

Overall, the electrical system is in good 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 1963 & 1970 building foundations likely consist of cast-in-place concrete beams and spread footings. Structural drawings were not available for review during the site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

A1030 Slab on Grade*

The 1963 & 1970 sections of the school have cast-in-place concrete slab-on-grade with conventional steel reinforcement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

A2020 Basement Walls*

Basement walls in the original building is comprised of concrete and masonry block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.01 Floor Structural Frame*(Building Frame)

The 1963 & 1970 sections of the school have cast-in-place concrete slab-on-grade with conventional steel reinforcement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.02 Structural Interior Walls Supporting Floors*

Interior load-bearing walls are comprised of cast-in-place concrete or masonry block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.03 Floor Decks, Slabs, and Toppings*

Portions of the building with basement levels, storage areas and access tunnels have cast-in-place suspended slabs with conventional reinforcement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

B1010.07 Exterior Stairs*

The exterior stairs at the southeast entry are comprised of wood framed stairs sitting on a cast-in-place concrete pad.

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

Event: Replace wood exterior stairs.

Concern:

The wood framed stairs at the southeast entry appeared to be aged and worn. Worn treads, delaminated plywood and peeling paint were observed.

Recommendation:

Replace wooden stairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$10,800	Low

Updated: February 17 2005

B1020.01 Roof Structural Frame*

The roof structural framing consists of metal pan decking supported by arched glulam beams in the student centre and wood plank decking supported on steel joists in the remainder of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

The building is clad with brick veneer on a concrete block back-up wall.

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

Event: Repair mortar joints.

Concern:

Deficient mortar joints were observed above the roof level at roof section G . The joints appeared to have been temporarily repaired with sealant.

Recommendation:

Re point mortar joints where necessary.

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

Updated: February 17 2005

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* Chimney

The brick chimney is located on roof section B.

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

Event: Repair brick chimney.

Concern:

Deficient mortar joints were observed at the top of the chimney below the chimney cap.

Recommendation:

Re point deficient mortar joints in conjunction with miscellaneous repairs to the brick cladding above the roof level.

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

Updated: February 17 2005

B2010.01.06.03 Metal Siding*

The atrium at the central core of the building , which was enclosed in 1997, is clad with corrugated metal siding. Pre-finished metal siding clads the upper portion, above roof level, of the gymnasium.

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

Event: Repair metal corrugated siding.

Concern:

Dented corrugated metal siding panels were noted at grade level. The intersection between the curtain wall and metal siding was not properly finished above the roof level, in the southwest corner.

Recommendation:

Replace damaged metal siding panels and repair unfinished sections.

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

Updated: February 17 2005



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

Caulking is present around window and door units and at construction joints.

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

Event: Replace joint sealant.

Concern:

The exterior sealant was cracked and cohesive and adhesive failure was observed.

Recommendation:

Replace exterior sealant.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$21,600	Low

Updated: February 17 2005



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

The exposed foundation walls have been parged.

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

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 (1997) have been installed on the classroom windows that are at grade on the east elevation.

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

B2010.09 Exterior Soffits*

Exterior soffit/overhang at the front entrance.

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

B2020.01.01.02 Aluminum Windows*

Aluminum framed thermo pane units are located at the music room and atrium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	DEC-04

B2020.03 Glazed Curtain Wall*

Glazed curtain walls (2000) with metal panel spandrels all elevations.

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

B2030.01.02 Steel-Framed Storefronts*

The entry doors (2000) are metal flush slab doors with glass.

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

B2030.01.06 Automatic Entrance Doors*

There is an automatic entrance door (2000) at the main entrance to the building.

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

B2030.01.10 Wood Entrance Door*

There are flush slab entrance doors that provide entry from the paved playground area to the vestibule adjacent to the student centre.

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

Event: Replace two wood flush slab doors.

Concern:

The wood doors were damaged and delaminated at the base.

Recommendation:

Replace the wood flush slab doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$2,700	Low

Updated: February 17 2005

B2030.02 Exterior Utility Doors*

The utility doors are metal flush slab doors in metal frames.

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

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

It was reported that SBS modified bitumen roof sections D, G, H & K were last replaced in 1993.

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

Event: Repair roof sections G & H.

Concern:

Large blisters were observed on roof sections H and G in isolated areas. Ponding water was noted around the mechanical unit on roof section G.

Recommendation:

Repair roof sections H & G and install a roof drain in close proximity to the mechanical unit in roof G.



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

Updated: February 17 2005

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

It was reported that SBS modified bitumen roof sections A, B, C, E, F, I & J were last replaced in 2001.

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

B3010.08.02 Metal Gutters and Downspouts*

Downspouts drain roof water from the higher roof levels, gymnasium and music room roofs, to a lower roof level.

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

B3020.01 Skylights*

Double domed skylights in aluminum frames above school common areas replaced in 2002.

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

B3020.02 Other Roofing Openings*

There is one metal roof hatch, in a utility closet, that provides access to roof B.

<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*

Interior partitions are predominately painted concrete block. Painted in 2000.

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

C1010.03 Interior Operable Folding Panel Partitions*

Fabric covered interior operable folding partitions (2000) are located between rooms 11& 13, 20 & 22 and 22 &26.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

C1010.05 Interior Windows*

Interior metal framed window units are located in the interior partitions that separate the classrooms from the corridors.

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

C1010.06 Interior Glazed Partitions and Storefronts*

Fixed and sliding glazed partitions divide the office from the main corridor.

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

C1020.01 Interior Swinging Doors*

The interior swinging doors in the school are predominately flush birch veneer wood doors (2000). The door are equipped with lever handsets.

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

C1020.02 Interior Entrance Doors*

Interior entrance doors (2000) are located at most of the main entries and are typically similar in construction to the adjoining exterior door assemblies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	DEC-04

C1020.03 Interior Fire Doors*

The interior fire doors consist of metal slab doors with glass inserts.

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

C1030.01 Visual Display Boards*

There are white boards (2000) in all the classrooms.

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

C1030.02 Fabricated Compartments(Toilets/Showers)*

There are pre-finished washroom partitions (2000) in the lower level.

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

C1030.06 Handrails*

Painted metal tubing handrails are located along the ramp leading to the industrial arts room and along the east corridor (#148).

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

C1030.08 Interior Identifying Devices*

Signs are fastened above or on 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>
5 - Good	0	0	DEC-04

C1030.10 Lockers*

Metal pre-finished lockers (2000) are installed in the corridor areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

C1030.12 Storage Shelving*

Birch veneer (2000) storage shelving units are located throughout the building.

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

C2010 Stair Construction*

The stairs are predominately cast-in place concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	DEC-04

C2020.05 Resilient Stair Finishes*

The concrete stair treads are covered with rubber treads.

<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 stair railings are painted base and wall mounted metal tube railings (2000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	DEC-04

C3010.01 Concrete Wall Finishes*

Painted concrete walls are in the main utility rooms.

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

C3010.04 Gypsum Board Wall Finishes*

The interior partitions between the corridors and the classrooms are painted gypsum wall board.

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

C3010.06 Tile Wall Finishes*

Ceramic tile wall finishes (2000) are located in the washroom areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	DEC-04

C3010.09 Acoustical Wall Treatment*

The music room is furnished with fabric covered sound baffles.

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

C3010.11 Interior Wall Painting*

All interior wall are painted. The school was last repainted in 2000.

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

C3020.01 Concrete Floor Finishes*

Painted concrete finishes were observed in the utility rooms.

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

Event: Repaint utility room floors.

Concern:

Worn and deteriorated concrete paint finishes were observed in the utility rooms.

Recommendation:

Painting is recommended

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$2,160	Low

Updated: February 17 2005

C3020.02 Tile Floor Finishes*

Vinyl tile flooring (2000) is located in the lower corridor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

C3020.04 Wood Flooring*

Hardwood flooring is located in the gymnasium area and the dance studio in the lower level.

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

C3020.07 Resilient Flooring*

Sheet vinyl (2000) is installed in the classrooms and corridors.

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

C3020.08 Carpet Flooring*

Carpeting is located in the library, drama room, music room and a portion of the office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	DEC-04

C3020.14 Other Floor Finishes*

Wood ceramic flooring in the industrial arts room.

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

Event: Repair the industrial art room floor.

Concern:

The industrial arts room floor finished was worn and in poor condition.

Recommendation:

Re-furbish the floor finish.

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

Updated: February 17 2005

C3030.01 Concrete Ceiling Finishes*

The lower level utility rooms have exposed concrete ceiling finishes.

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

C3030.04 Gypsum Board Ceiling Finishes*

Painted gypsum board ceilings in the washroom areas.

<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)*

The majority of the ceilings in the school are finished with suspended T- bar ceilings with acoustic panels (2000).

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

C3030.07 Interior Ceiling Painting*

Exposed painted wood deck ceiling in the industrial arts room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	DEC-04

C3030.09 Other Ceiling Finishes*

Exposed insulated steel pan deck in the student centre.

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

D1010.01.02 Hydraulic Passenger Elevators*

There are two handicap hydraulic passenger elevators (2000) in the school. They are both two passenger Concord elevators with a capacity of 454 kg each.

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

D1010.02 Lifts*

There is a chair lift (2000) located at the stairs in the main corridor adjacent to the front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

S4 MECHANICAL

D2010.01 Water Closets*

The water closets in the school consist of floor mounted, flush valve type fixtures. The water closets were replaced between 1997 and 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D2010.02 Urinals*

The urinals in the school are wall mounted, flush valve type fixtures manufactured by Crane and are rated at 3.8 LPF. The urinals were replaced between 1997 and 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D2010.03 Lavatories*

The lavatories in the school consist of wall mounted vitreous china and stainless steel fixtures. The lavatories were replaced between 1997 and 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	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. The drinking fountains were replaced between 1997 and 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D2020.01.01 Pipes and Tubes: Domestic Water*

The domestic water piping is copper throughout the building.

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

D2020.01.03 Piping Specialties (Backflow Preventors)*

Backflow preventors are installed and consists of double check valve assemblies.

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

D2020.02.06 Domestic Water Heaters*

Domestic hot water is provided by four natural gas-fired John Wood domestic hot water heaters located in the basement boiler room. The domestic hot water heaters are rated at 38,000 BTU/hr. and have a capacity of 150L 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.

<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>
5 - Good	0	40	DEC-04

D3010.02 Gas Supply Systems*

The natural gas supply enters the building through the northeast corner of the 1970 addition.

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

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

The boiler plant consists of two Raypack Raytherm natural gas-fired hot water boilers with pilot spark ignition. The boilers are models E2500 WTD-N-2P and are rated at 2,249,100 BTU/hr. The boilers were reportedly installed in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

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

The boiler breeching is connected to a masonry chimney. The combustion air is preheated in the boiler room.

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

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

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

D3030.06.02 Refrigerant Condensing Units*

The condensing unit is located on the roof of the building and the evaporator is located in the kitchen. The unit is a Mitsubishi Electric model PU24EK rated at 25 MBH and uses R-22 as the refrigerant.

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

D3040.01.01 Air Handling Units: Air Distribution* - AHU #1

Air handling unit #1 is a McQuay rooftop air handling unit model RDS800CYW. The unit is equipped with a glycol heating coil. The unit was installed circa 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D3040.01.01 Air Handling Units: Air Distribution* - AHU #2

Air handling unit #2 is located in the mechanical room of the 1970 addition. The unit is a McQuay Central Station Air Handling Unit model CAH047FHAM. The unit was installed circa 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D3040.01.01 Air Handling Units: Air Distribution* - AHU #3

Air handling unit #3 is located in the mechanical room adjacent to the main electrical room. The unit is a McQuay Vision air handling unit model CAH065FHDC. The unit was installed circa 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D3040.01.01 Air Handling Units: Air Distribution* - AHU #4

Air handling unit #4 serves the south wing of the school and is located in the south east mechanical room of the 1970 addition. The unit is equipped with an evaporative cooling (swamp cooling) section. The unit was installed circa 2000.

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

D3040.01.02 Fans: Air Distribution*

Ceiling fans are located in the gymnasium and are original.

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

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>
4 - Acceptable	0	50	DEC-04

D3040.01.06 Air Terminal Units: Air Distribution*

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

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>
5 - Good	0	50	DEC-04

D3040.03.01 Hot Water Distribution Systems*

Insulated copper and black iron are used for hot water distribution.

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

D3040.04.01 Fans*: Exhaust

Roof mounted mushroom type exhaust fans are used to exhaust the washrooms, storage rooms, and paint booth.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D3040.05 Heat Exchangers*

An Armstrong model W-108-210-2 water-glycol heat exchanger is located in the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

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

An Engineered Air model DJE-40-0 natural gas-fired rooftop packaged unit serves the student centre. The unit is rated at 5478 CFM.

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

Event: **Replace the Engineered Air model DJE-40-0 packaged rooftop unit and associated natural gas piping.**

Concern:

Evidence of corrosion was present on the rooftop unit. The natural gas piping was observed to be corroded as well.

Recommendation:

Replace rooftop unit and associated natural gas piping.

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

Updated: February 16 2005

D3050.05.01 Convectors*

Hot water 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

D3050.05.06 Unit Heaters*

Hot water unit heaters are located in mechanical rooms.

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

D3060.02.01 Electric and Electronic Controls*

Electronic controls are integrated with the building automation control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D3060.02.05 Building Systems Controls(BMCS, EMCS)*

The building automation control system is a Johnson Controls Metasys system with individual controllers for the air handling units. The system was installed circa 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	DEC-04

D3090 Other Special HVAC Systems and Equipment*

There is a dust collector manufactured by N.R. Murphy Ltd. which is located outside the industrial arts room at the northeast corner of the building.

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

D4010 Sprinklers: Fire Protection*

Sprinklers are installed in mechanical and storage rooms and along the glazing at the student centre.

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

D4020 Standpipes*

A standpipe system exists in the school. The standpipe is complete with hoses on every floor and is original to the building. A siamese connection is located at the main entrance to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	DEC-04

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Cabinet and 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

D5010.03 Main Electrical Switchboards (Main Distribution)*

The main electrical switchboard is manufactured by Square D and is rated at 1200 A, 120/208 V, 3 phase, 4 wires. The electrical service was upgraded in 1997.

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

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

The 1200A switchboard distributes power to various sub-panels located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5010.07 Motor Control Centers (Motor Control)*

The motor control center is located in the main electrical room adjacent to the boiler room. The motor control center is manufactured by Square D.

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

D5010.07.02 Motor Starters and Accessories*

Motor starters are manufactured by Square D and Allen-Bradley and are located in the mechanical rooms.

<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. Some of the wiring has been replaced with the upgrade of equipment.

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

D5020.02.01 Lighting Accessories (Lighting Controls)*

The lighting in the school is controlled by line voltage switches and a low voltage relay system. Keyed switches are provided in public areas such as corridors and entrances.

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

D5020.02.02 Interior Florescent Fixtures*

The lighting in the building was upgraded to T-8 lamps with electronic ballasts circa 1997. The fixtures are generally recessed and surface mounted fixtures with flat lenses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D5020.02.03 Emergency Lighting*

Emergency lighting in the school is provided by battery packs located throughout school. Some fixtures are protected by metal enclosures. The exit signs in the school are LED type. The emergency lighting was upgraded in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D5020.03.01.03 Exterior Metal Halide Fixtures*

Wall mounted HID lighting is used around the perimeter of the school. The exterior lighting was replaced in 2000.

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

D5030.01 Detection and Alarm Fire Alarm*

The fire protection system is a Simplex 4005 30-zone system with two spares consisting of pull stations, alarm bells, strobes, smoke detectors, and heat detectors. The system was installed in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5030.02.02 Intrusion Detection*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5030.02.03 Security Access*

There is a keypad at the entrance to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5030.03 Clock and Program Systems*

The clock system consists of a Simplex master clock system located in the general office area. The clock system was reported to be installed in 1995.

<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. The system was reportedly upgraded in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5030.04.04 Data Systems*

The fiber optic data system was installed circa 1995. A LAN-LINXS wall mount distribution enclosure provides the fiber optic terminations.

<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 located in the general office area and is equipped with individual room switches and a radio/cassette player.

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

Event: **Replace the public address system.**

Concern:

The public address system was reported to have numerous problems. Replacement parts are difficult to obtain.

Recommendation:

Replace the public address system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$3,780	Low

Updated: February 16 2005

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

Residential type stoves, fridges and dishwashers were noted in the kitchen and home economics 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 are located in the gymnasium.

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

E2010.02.05 Educational Facility Casework*

Each classroom is equipped with wood shelving and cabinetry, typically in place along the exterior wall. The cabinetry (2000) is predominately birch veneer on plywood.

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

E2010.02.07 Kitchen Casework*

Plywood cabinetry with laminate tops.

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

E2010.02.08 Laboratory Casework*

Laboratory is equipped with birch veneer wood shelving and cabinetry with laminate tops (2000).

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

E2010.02.09 Library Casework*

The Library is equipped with moveable and stationary wood shelving and cabinetry casework. The stationary cabinetry is birch veneer on plywood.

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

E2010.03.01 Blinds*

2" venitian blinds (2000), on the interior of each window, are included in classrooms and office spaces. Roll-up blinds (2000) were observed in the drama room.

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

E2020 Moveable Furnishings*

Desks, chairs and lunch tables were located in classrooms and lunch rooms respectively.

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

F1020.02 Special Purpose Rooms*

A special dance room with a hardwood cushion floor is located in the lower level of the building. An industrial arts room is located in the northeast corner of the building.

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

F2020.01 Asbestos*

According to the 1999 Asbestos plan there was reportedly asbestos on some piping, however it is unknown if all asbestos materials were removed at the time of the renovation in 2000.

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

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

Barrier free parking is provided in the parking area. The parking space is equipped with road markings and appropriate signage.

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

K4010.02 Barrier Free Entrances

Automated entry is provided at the main entrance.

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

K4010.03 Barrier Free Interior Circulation

There are two Concord elevators that stop at three levels and have capacities of 454 kg each. There is a chair lift at the main stairs adjacent to the main entry and there is an internal wheelchair ramp in the east corridor adjacent to the industrial arts room. The building generally complies with barrier free circulation requirements.

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

K4010.04 Barrier Free Washrooms

The main washrooms were renovated in 2000 and were modified to meet current barrier free standards.

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

Facility Details	
Building Name:	David Thompson Junior High
Address:	
Location:	Calgary
Building Id:	S2596
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:	\$64,800
5 year Facility Condition Index (FCI):	0%

General Summary:

The site is 3,56 hectares (8,8 acres).

The site features include grass around the entire perimeter of the building and large trees to the west and southeast of the building. Paved parking is located to the north of the building and a paved (asphalt) playground is located to the east of the building. Community playing fields, shared with the school, are located to the east of the building and include a baseball diamond and a soccer field. Concrete and asphalt paved walkways provide pedestrian traffic with access to the various entrances to the building.

Replacement of the asphalt paved areas and some concrete pavers is recommended within the evaluation period.

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

G2010.02.02 Flexible Pavement Roadway (Asphalt)*

There is an asphalt paved roadway to the southwest of the school. The roadway runs from Arbour street along the south side of the building to the paved asphalt playground to the west of the school.

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

Event: Replace asphalt paved roadway.

Concern:

Longitudinal and alligator cracking was observed in the roadway to the south of the building.

Recommendation:

Re-surface paved roadway.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$8,640	Low

Updated: February 16 2005

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

The northern parking area is asphalt paved. The parking area is accessible directly from Arbour Crescent S.E. The parking area was re-surfaced in 2000.

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

G2020.05 Parking Lot Curbs and Gutters*

New (2000) cast-in-place curbs surround the parking lot area. Moveable parking curbs are placed in front of the cast-in-place curb at each marked 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 on metal posts are located at the entrance to the parking area. Metal signage was also located within the parking area.

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

G2020.06.04 Pavement Markings*

The parking stalls and handicap space are marked (2000).

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

G2030.02.02 Asphalt Pedestrian Pavement*

Asphalt paved walkways that lead from the school property to the adjoining properties are located to the north, and west of the building.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)*

The walkways leading to the main entrance from both the parking area and About Crescent are concrete paved. Another concrete paved walkway runs along the southeast corner of the building.

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

Event: **Replace concrete walkways.**

Concern:

Cracked and raveling concrete pavers were observed at the front of the building and along the southwest corner.

Recommendation:

Replace damaged concrete pavers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$16,200	Medium

Updated: February 16 2005

G2040.02 Fences and Gates*

Chain link fencing borders the parking area along its entire north and east sides. A section of chain link fencing is also located to the southwest corner of the building. The parking stall for the school bus is also enclosed with chain link fencing with a gate.

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

Event: **Repair the chain link fencing at the southeast corner of the property.**

Concern:

The chain link fencing located at the southeast corner of the property was damaged and out of vertical alignment. The top post was missing on one section of fencing.

Recommendation:

Repair chain link fencing.

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

Updated: February 16 2005

G2040.03 Athletic and Recreational Surfaces*

A community baseball field and soccer field are located to the east of the building. An asphalt paved playground is located to the east of the school.

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

Event: **Replace the asphalt paved playground area.**

Concern:

Evidence of previous asphalt repairs, longitudinal cracks, raveling asphalt and uneven surfaces were observed in the paved playground area.

Recommendation:

Replace asphalt paved surfaces.

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

Updated: February 16 2005



G2040.04 Athletic and Recreational Equipment*

There are two free standing basketball hoops in the paved asphalt playground area.

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

Event: **Repair the freestanding basketball hoops.**

Concern:

The basketball posts were out of plumb and were corroded.

Recommendation:

Straighten basketball posts and re-paint.

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

Updated: February 16 2005

G2040.06 Exterior Signs*

Wall mounted lettering (2000) on the west elevation, above the main entrance, identifies the school.

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

G2040.08 Flagpoles*

A metal flag pole supported by a wood and metal post base is located to the west of the building adjacent to the front entrance. The flag pole appears to be original to the building.

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

Event: Replace the flagpole.

Concern:

The flagpole adjacent to the main entry was out of plumb and appeared to be corroded.

Recommendation:

Replace the flagpole.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$5,400	Low

Updated: February 16 2005

G2040.09 Covers and Shelters*

A metal clad and roofed storage structure is located to the south of the building.

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

Event: Repair damaged storage shelter.

Concern:

Impact damage was noted on the metal siding of the storage shelter to the south of the building.

Recommendation:

Replace damaged panels.

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

Updated: February 16 2005

G2050.04 Lawns and Grasses*

Grassed areas surround the building.

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

G2050.05 Trees, Plants and Ground Covers*

Large trees are planted along the west elevation and at the southeast corner of the property.

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

G3060.01 Gas Distribution*

The main gas entrance is located on the east elevation.

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

G4010.02 Electrical Power Distribution Lines*

The underground electrical power distribution lines enter the building at the west elevation adjacent to the electrical room.

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

G4010.03 Electrical Power Distribution Equipment*

All electrical power distribution equipment is located within the building.

<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 mounted on concrete bases in the parking area. There are approximately 14 double outlets that service the parking stalls that abut the landscaped boulevard in the center of the parking area.

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

G4020.01 Area Lighting*

Pole lighting supported on concrete bases provide site lighting in the parking are and at the southeast corner of the paved playground.

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