RECAPP Facility Evaluation Report



David Thompson Junior High School B2596A Calgary

Report run on: January 30, 2006 1:13 PM

Calgary - David Thompson Junior High School (B2596A)

Facility Details		Evaluation Details	
	David Thompson Junior Higl		
	9320 Arbour Crescent S. E.	Evaluation Date: December 1 2004	
Location:	Calgary	Evaluator Name: Mr. Mario Plastina	
Building Id:	B2596A		
Gross Area (sq. m):	0.00		
Replacement Cost:	\$12,310,778		
Construction Year:	0	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

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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 Foundati	ons*									
The 1963 &1970 building				n-place	concrete	beams	and s	pread	footings.	Structural
drawings were not available	e for review	during the site	e visit.							
Rating	Installed	Design Life	Updated							
5 - Good	0	100	DEC-04							
A1030 Slab on Grade*										
	of the ocho	al have a set (al a sustein a				
The 1963 & 1970 sections	of the scho	ol nave cast-l	n-place cond	crete slat	o-on-grad	de with c	convent	ional st	eel reinto	orcement.
Rating		Design Life								
5 - Good	0	100	DEC-04							
A2020 Basement Walls*										
Basement walls in the origir	aal building i	is comprised	of concrete	and mae		ck				
_	_	-		anu mas		CK.				
Rating		Design Life								
5 - Good	0	100	DEC-04							
B1010.01 Floor Structural	Frame*(Bu	ilding Frame	<u>)</u>							
The 1963 & 1970 sections	of the scho	ol have cast-i	n-place cond	crete slab	b-on-orac	de with c	convent	ional st	eel reinfc	rcement.
					3					
<u>Rating</u> 5 - Good	0	Design Life	DEC-04							
5 - G000	0	100	DEC-04							
B1010.02 Structural Interio	or Walls Su	pporting Flo	oors*							
Interior load-bearing walls a	are comprise	ed of cast-in-r	olace concre	ete or ma	sonry blo	ock walls	s.			
-										
Rating		Design Life								
5 - Good	0	100	DEC-04							
B1010.03 Floor Decks, Sla	abs, and To	ppings*								
Portions of the building wit	h basement	t levels, stora	ide areas an	d access	s tunnels	s have c	ast-in-n	lace si	Ispender	I slabs with
conventional reinforcement										. 510.55 1111
Rating	Installed	Dosign Life	Undated							

Rating	Installed	Design Life	Updated
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.

Rating	Installed	Design Life	Updated
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.

Туре	Year	<u>Cost</u>	Priority
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.

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

S2 ENVELOPE

The building is clad with	brick veneer on	a concrete	block back-up wa	all.		
Rating Installed Design Life Updated						
3 - Marginal	0	75	DEC-04			
Event: Repair mortar j	oints.					

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.

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

Updated: February 17 2005

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

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

The brick chimney is located on roof section B.

Rating	Installed	Design Life	Updated
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.

Туре	Year	Cost	Priority
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. Prefinished metal siding clads the upper portion, above roof level, of the gymnasium.

Installed Design Life Updated

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.

Туре	Year	<u>Cost</u>	Priority
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.

Rating	Installed Design Life	Updated
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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.

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

Updated: February 17 2005



B2010.02.01 Cast-in-place	Concrete:Ext.Wall C	Const*
The expected foundation w		
The exposed foundation wa	alls have been parged	u.
Rating	Installed Design L	Life Updated
4 - Acceptable	0 100	DEC-04
B2010.03 Exterior Wall Va	por Retarders, Air B	Barriers, and Insulation*
Rating	Installed Design L	Life Updated
4 - Acceptable	0 20	DEC-04
B2010.06 Exterior Louvers	s, Grilles, and Scree	ens*
Metal screens (1997) have	been installed on the	e classroom windows that are at grade on the east elevation.
Rating	Installed Design L	Life Updated
5 - Good	0 20	DEC-04
B2010.09 Exterior Soffits*		
Exterior soffit/overhang at t	he front entrance.	
Rating 4 - Acceptable	Installed Design L	Life Updated DEC-04

		· David Thompson Junior Righ School (B2590A)
B2020.01.01.02 Aluminum Wind	dows*	
Aluminum framed thermo pane u	units are located at the musi	c room and atrium.
Rating Inst 5 - Good	talled Design Life Updat	
B2020.03 Glazed Curtain Wall*		
Glazed curtain walls (2000) with r	metal panel spandrels all el	evations.
Rating Inst 4 - Acceptable	talled Design Life Updat	
B2030.01.02 Steel-Framed Store	refronts*	
The entry doors (2000) are meta	al flush slab doors with glass	
Rating Inst 4 - Acceptable	talled Design Life Updat	
B2030.01.06 Automatic Entranc	<u>ce Doors</u> *	
There is an automatic entrance d	door (2000) at the main entra	ance to the building.
Rating Inst 4 - Acceptable	talled Design Life Updat	
B2030.01.10 Wood Entrance Do	<u>oor</u> *	
There are flush slab entrance c student centre.	doors that provide entry fro	om the paved playground area to the vestibule adjacent to t
Rating Inst 3 - Marginal	talled Design Life Updat	
Event: Replace two wood flus	sh slab doors.	
Concern: The wood doors were d	damaged and delaminated a	it the base.
Recommendation: Replace the wood flush	n slab doors.	
Type Failure Replacement	Year Cost 2006 \$2,700	<u>Priority</u> Low
Updated: February 17 2	2005	
B2030.02 Exterior Utility Doors	*	
The utility doors are metal flush s	slab doors in metal frames.	
RatingInst4 - Acceptable	talled Design Life Updat	

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.

Rating	Installed	Design Life	Updated
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.

Туре	<u>Year</u>	Cost	Priority
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.

Rating	Installed	<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.

Rating	Installed	Design Life	<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.

Rating	Installed	<u>Design Life</u>	Updated
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.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04



	Ca	algary - David Thompson Junior High School (B2596A)
S3 INTERIOR		
C1010.01 Interior Fixed Pa	rtitions*	
Interior partitions are predor	minately painted concret	e block. Painted in 2000.
Rating 4 - Acceptable	InstalledDesign Life050	Updated DEC-04
C1010.03 Interior Operable	Folding Panel Partitio	<u>ins*</u>
Fabric covered interior oper	able folding partitions (2	2000) are located between rooms 11& 13, 20 & 22 and 22 & 26.
<u>Rating</u> 5 - Good	InstalledDesign Life030	Updated DEC-04
C1010.05 Interior Windows	<u>6</u> *	
Interior metal framed window	w units are located in the	e interior partitions that separate the classrooms from the corridors.
<u>Rating</u> 5 - Good	InstalledDesign Life040	Updated DEC-04
C1010.06 Interior Glazed P	Partitions and Storefron	<u>its</u> *
Fixed and sliding glazed par	rtitions divide the office f	rom the main corridor.
<u>Rating</u> 5 - Good	InstalledDesign Life040	Updated DEC-04
C1020.01 Interior Swinging	g Doors*	
The interior swinging doors with lever handsets.	in the school are prede	ominately flush birch veneer wood doors (2000). The door are equip
<u>Rating</u> 5 - Good	InstalledDesign Life040	Updated DEC-04
C1020.02 Interior Entrance	Doors*	
Interior entrance doors (20 adjoining exterior door asse		st of the main entries and are typically similar in construction to the
Rating 5 - Good	InstalledDesign Life050	Updated DEC-04
C1020.03 Interior Fire Doo	<u>rs</u> *	
The interior fire doors consi	st of metal slab doors w	ith glass inserts.
Rating	Installed Design Life	Updated DEC-04
4 - Acceptable		
C1030.01 Visual Display B	oards*	

C1030.02 Fabricated Compartments(Toilets/Showers)*	
There are pre-finished washroom partitions (2000) in the lower level.	
RatingInstalledDesign LifeUpdated5 - Good00DEC-04	
C1030.06 Handrails*	
Painted metal tubing handrails are located along the ramp leading to the industrial arts room and along the east (#148).	corric
RatingInstalledDesign LifeUpdated4 - Acceptable050DEC-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.	
RatingInstalledDesign LifeUpdated5 - Good00DEC-04	
C1030.10 Lockers*	
Metal pre-finished lockers (2000) are installed in the corridor areas.	
RatingInstalledDesign LifeUpdated5 - Good030DEC-04	
C1030.12 Storage Shelving*	
Birch veneer (2000) storage shelving units are located throughout the building.	
RatingInstalledDesign LifeUpdated5 - Good00DEC-04	
C1030.14 Toilet, Bath, and Laundry Accessories*	
The washrooms are equipped with standard washroom accessories including paper towel and toilet paper dispense	ers.
RatingInstalledDesign LifeUpdated5 - Good020DEC-04	
C2010 Stair Construction*	
The stairs are predominately cast-in place concrete.	
RatingInstalledDesign LifeUpdated5 - Good0100DEC-04	
C2020.05 Resilient Stair Finishes*	
The concrete stair treads are covered with rubber treads.	
RatingInstalledDesign LifeUpdated4 - Acceptable020DEC-04	
C2020.08 Stair Railings and Balustrades*	
The stair railings are painted base and wall mounted metal tube railings (2000).	
RatingInstalledDesign LifeUpdated5 - Good050DEC-04	

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C3010.01 Concrete Wall Finishes*
Painted concrete walls are in the main utility rooms.
RatingInstalledDesign LifeUpdated4 - Acceptable0100DEC-04
C3010.04 Gypsum Board Wall Finishes*
The interior partitions between the corridors and the classrooms are painted gypsum wall board.
RatingInstalledDesign LifeUpdated4 - Acceptable040DEC-04
C3010.06 Tile Wall Finishes*
Ceramic tile wall finishes (2000) are located in the washroom areas.
RatingInstalledDesign LifeUpdated5 - Good050DEC-04
C3010.09 Acoustical Wall Treatment*
The music room is furnished with fabric covered sound baffles.
RatingInstalledDesign LifeUpdated5 - Good020DEC-04
C3010.11 Interior Wall Painting*
All interior wall are painted. The school was last repainted in 2000.
RatingInstalledDesign LifeUpdated4 - Acceptable05DEC-04
C3020.01 Concrete Floor Finishes*
Painted concrete finishes were observed in the utility rooms.
RatingInstalledDesign LifeUpdated3 - Marginal075DEC-04
Event: Repaint utility room floors.
Concern: Worn and deteriorated concrete paint finishes were observed in the utility rooms.
Recommendation: Painting is recommended
TypeYearCostPriorityFailure Replacement2007\$2,160Low
Updated: February 17 2005
C3020.02 Tile Floor Finishes*
Vinyl tile flooring (2000) is located in the lower corridor
Rating Installed Design Life Updated

0

30

DEC-04

5 - Good

Case-1 in the coloring is located in the gymnasium area and the dance studio in the lower level. Rating Installed Design Life Updated 0 25 DEC-04 Case-1 in the lower level. Rating is located in the classrooms and corridors. Rating is located in the classrooms and corridors. Rating is located in the lower lower. 4. Acceptable Installed Design Life Vodated is the office area. 4. Acceptable Installed Design Life Vodated is DEC-04 Case of the information of the office area. Rating is located in the library. dram crom, music room and a portion of the office area. Rating installed Design Life Vodated is DEC-04 Case of the industrial arts room. Rating installed Design Life Vodated is DEC-04 Second concret flooring in the industrial arts room. Rating installed Design Life Vodated is DEC-04 Second concret: The industrial arts room floor finished was worn and in poor condition. Resear the industrial arts room floor finished was worn and in poor condition. Resear the industrial arts room floor finished was worn and in poor condition.			agary Bavia mompson bamor nigh benebi (B2030A)
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4 - Acceptable 0 25 DEC-04 C3020.07 Resilient Flooring* Sheet vinyl (2000) is installed in the classrooms and confidors. Rating installed Design Life Updated 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. Rating installed Design Life Updated 0 0 0 DEC-04 C3020.04 Other Floor Finishes* Wood ceramic flooring in the industrial arts room. Eating 3 - Marginal 0 0 DEC-04 Concerne: The industrial art room floor. Concerne: Repair the industrial arts room floor finished was worn and in poor condition. Recommendation: Recommendation: Recommendation: Recommendation: Repair 2006 38,640 Low Updated: February 172005 Low Low C3030.01 Concrete Celling Finishes* Patiend Design Life Updated 4 - Acceptable 0 100 DEC-04 C3030.01 Concrete Celling Finishes* Eatile Design Life Updated	Hardwood flooring is locate	d in the gymnasium are	a and the dance studio in the lower level.
4 - Acceptable 0 25 DEC-04 C3020.07 Resilient Flooring* Sheet vinyl (2000) is installed in the classrooms and confidors. Rating Installed Design Life Updated 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. Rating Installed Design Life Updated 0 10 DEC-04 C3020.04 Other Floor Finishes* Wood ceramic flooring in the industrial arts room. Rating Installed Design Life Updated 3 - Marginal 0 0 DEC-04 Concerne: The industrial art room floor. Concerne: Repair the industrial art room floor finished was worn and in poor condition. Recommendation: Re-furbish the floor finish. Low Low Updated: February 172005 E C3030.01 Concrete Celling Finishes* Natiled Design Life Updated 4 - Acceptable 0 100 DEC-04 C3030.01 Concrete Celling Finishes* E E Rating Installed Design Life Updated <td>Rating</td> <td>Installed Design Life</td> <td>e Updated</td>	Rating	Installed Design Life	e Updated
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C3030.07 Interior Ceiling Painting*

Exposed painted wood deck ceiling in the industrial arts room.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	10	DEC-04

C3030.09 Other Ceiling Finishes*

Exposed insulated steel pan deck in the student centre.

Rating	Installed	Design Life	Updated
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.

Rating	Installed	Design Life	Updated
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.

Rating	Installed D	Design Life	Updated
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.

Rating	Installed	Design Life	Updated
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.

Rating	Installed	Design Life	Updated
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.

Rating	Installed	Design Life	Updated
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.

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

D2020.01.01 Pipes and Tubes: Domestic Water*

The domestic water piping is copper throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

D2020.01.03 Piping Specialties (Backflow Preventors)*

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

Rating	Installed	Design Life	Updated
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.

Rating	Installed	Design Life	Updated
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 domesic hot water heaters are rated at 38,000 BTU/hr. and have a capacity of 150L each.

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

D2030.01 Waste and V	ent Piping*
The waste piping is con	nnected to the municipal system. The vent piping is through the roof of the building.
Rating 4 - Acceptable	InstalledDesign LifeUpdated050DEC-04
D2040.01 Rain Water D	Drainage Piping Systems*
The rain water drainage the municipal storm sev	piping system consists of surface roof drains connected to internal rainwater leaders that connectiver system.
Rating 4 - Acceptable	InstalledDesign LifeUpdated050DEC-04
D2040.02.04 Roof Drai	<u>ns</u> *
The roof drains are cas	t iron dome type drains.
Rating 5 - Good	InstalledDesign LifeUpdated040DEC-04
D3010.02 Gas Supply	Systems*
The natural gas supply	enters the building through the northeast corner of the 1970 addition.
Rating 4 - Acceptable	InstalledDesign LifeUpdated050DEC-04
D3020.02.01 Heating B	oilers and Accessories: H.W.*
	ts of two Raypack Raytherm natural gas-fired hot water boilers with pilot spark ignition. The boil D-N-2P and are rated at 2,249,100 BTU/hr. The boilers were reportedly installed in 2000.
Rating 5 - Good	InstalledDesign LifeUpdated030DEC-04
D3020.02.02 Chimneys	s (&Comb. Air): H.W. Boiler*
The boiler breeching is	connected to a masonry chimney. The combustion air is preheated in the boiler room.
Rating 4 - Acceptable	InstalledDesign LifeUpdated00DEC-04
D3020.02.03 Water Tre	atment: H. W. Boiler*
The boiler water is treat	ed using a chemical pot feeder system.
Rating 4 - Acceptable	Installed Design Life Updated 0 0 DEC-04
D3030.06.02 Refrigerar	nt Condensing Units*
-	s located on the roof of the building and the evaporator is located in the kitchen. The unit is el PU24EK rated at 25 MBH and uses R-22 as the refrigerant.
Rating 4 - Acceptable	InstalledDesign LifeUpdated025DEC-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.

Rating	Installed Desig	n Life Updated
		·

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.

RatingInstalledDesign LifeUpdated5 - Good030DEC-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.

Rating	Installed	<u>Design Life</u>	Updated
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.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D3040.01.02 Fans: Air Distribution*

Ceiling fans are located in the gymnasium and are original.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.01.03 Air Cleaning Devices: Air Distribution*

Air filters are installed on all air handling units.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.01.04 Ducts: Air Distribution*

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D3040.01.06 Air Terminal Units: Air Distribution*

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

Solds.01.07 Air Outlets & Interstand is the varying type and incluster supply and return air grilles. Rating Installed Design Life Updated 5 - Good Installed Design Life DEC-04 D3040.03.01 Hot Water Distribution Systems* Installed copper and black iron are used for hot water distribution. Installed copper and black iron are used for hot water distribution. Rating Installed Design Life Updated 4 - Acceptable 0 40 DEC-04 D3040.04.01 Fans*: Exhaust Installed Design Life Updated A - Acceptable Installed Design Life Updated 0 30 DEC-04 Installed Design Life D3040.05.Heat Exchangers* Installed Design Life Updated A - Armstrong model W-108-210-2 water-glycol heat exchanger is located in the boiler room. Rating Installed Design Life 5 - Good 1 Soldated DEC-04 Installed DEC-04 D3050.01.02 Packaged Tomouted muscles are used for hot water glycol heat exchanger is located in the boiler room. Rating DEC-04 DEC-04 D3050.01.02 Packaged Tomouted Issen Life Design Life DEC-04 Updated DEC-04 DEC-04 DEC-04 D3050.01.02 P
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Roof mounted mushroom type exhaust fans are used to exhaust the washrooms, storage rooms, and paint booth. Rating Installed Design Life Updated 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. Rating Installed Design Life Updated 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 5478 CFM. Rating Installed Design Life Updated DEC-04 Baingineered Air model DJE-40-0 natural gas-fired rooftop packaged unit serves the student centre. The unit is rated 5478 CFM. Event: Rating Installed Design Life Updated DEC-04 S - Marginal 0 0 DEC-04
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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. Rating Installed Design Life Updated 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 5478 CFM. Rating Installed Design Life Updated 3 - Marginal 0 0 0 DEC-04 Event: Replace the Engineered Air model DJE-40-0 packaged rooftop unit and associated natural gas Installed Design Life Updated
An Armstrong model W-108-210-2 water-glycol heat exchanger is located in the boiler room. Rating Installed Design Life Updated 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 rater 5478 CFM. Rating Installed Design Life Updated 3 - Marginal 0 0 DEC-04 Event: Replace the Engineered Air model DJE-40-0 packaged rooftop unit and associated natural gas
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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 5478 CFM. Rating Installed Design Life Updated 3 - Marginal 0 0 0 DEC-04 Event: Replace the Engineered Air model DJE-40-0 packaged rooftop unit and associated natural gas
An Engineered Air model DJE-40-0 natural gas-fired rooftop packaged unit serves the student centre. The unit is rated 5478 CFM. Rating Installed Design Life Updated 3 - Marginal 0 0 DEC-04 Event: Replace the Engineered Air model DJE-40-0 packaged rooftop unit and associated natural gas
5478 CFM. Installed Design Life Updated 3 - Marginal 0 0 0 DEC-04 Event: Replace the Engineered Air model DJE-40-0 packaged rooftop unit and associated natural gas
3 - Marginal 0 0 DEC-04 Event: Replace the Engineered Air model DJE-40-0 packaged rooftop unit and associated natural gas
packaged rooftop unit and associated natural gas
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.
TypeYearCostPriorityFailure Replacement2007\$21,600Medium
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.
Rating Installed Design Life Updated

4 - Acceptable 0 30 DEC-04

at

D3050.05.03 Finned	Tube Radiation*	
Finned tube radiators	are located in all classrooms a	and common areas throughout the building.
Rating 4 - Acceptable	Installed Design Life	DEC-04
D3050.05.06 Unit Hea	aters*	
Hot water unit heaters	are located in mechanical room	oms.
Rating 4 - Acceptable	Installed Design Life	DEC-04
D3060.02.01 Electric	and Electronic Controls*	
Electronic controls an	e integrated with the building at	automation control system.
Rating	Installed Design Life	Updated
5 - Good	0 30	DEC-04
D3060.02.05 Building	g Systems Controls(BMCS, E	EMCS)*
The building automati		on Controls Metasys system with individual controllers for the air handlin
units. The system was		
units. The system was <u>Rating</u> 6 - Excellent	Installed Design Life 0 30	DEC-04
Rating 6 - Excellent	Installed Design Life	DEC-04
Rating 6 - Excellent D3090 Other Special	Installed Design Life 0 30 HVAC Systems and Equipme ector manufactured by N.R. M	DEC-04
Rating 6 - Excellent D3090 Other Special There is a dust colle	Installed Design Life 0 30 HVAC Systems and Equipme ector manufactured by N.R. M	DEC-04 nent* Murphy Ltd. which is located outside the industrial arts room at th
Rating 6 - Excellent D3090 Other Special There is a dust colle northeast corner of th Rating	Installed Design Life 0 30 HVAC Systems and Equipme ector manufactured by N.R. M the building.	DEC-04 nent* Murphy Ltd. which is located outside the industrial arts room at th
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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.

Rating	Installed	Design Life	Updated
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.

Rating	Installed	Design Life	<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 contol center is manufactured by Square D.

Rating	Installed	<u>Design Life</u>	Updated
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.

Rating	Installed	<u>Design Life</u>	Updated
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.

Rating	Installed	<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.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D5020.02.02.02 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.

Rating	Installed	Design Life	Updated
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.

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

5 - Good 0 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. Rating Installed Design Life Updated 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. Rating Installed Design Life Updated DEC-04 D5030.02.03 Security Access* There is a keypad at the entrance to the building. Rating Installed Design Life Updated 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. Rating Installed Design Life 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 i provided by Telus and the hardware is manufactured by Northern Telecom. The system was reported yupgraded in 2000. Rating Installed Design Life Design Life DEC-04 D5030.04.01 Telephone Systems* DEC-04 D5030.04.01 Telephone Systems* DEC-0		Calgary - David Thompson Junior High School (B2596A)
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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. Rating Installed Design Life Updated 0 25 0 25 DEC-04 D5030.02.02 Intrusion Detection* Updated 0 25 The intrusion detection system consists of a Silent Kinght burglary/fire control/communicator system and motion sensors located throughout the building. Updated DEC-04 D5030.02.03 Security Access* Updated Design Life Updated DEC-04 DEC-04 D5030.02.03 Security Access* Updated DEC-04 DEC-04 D5030.02.03 Security Access* Updated DEC-04 DEC-04 D5030.02.03 Security Access* Updated DEC-04 DEC-04 D5030.02.03 Clock and Program Systems* Updated DEC-04 DEC-04 D5030.03 Clock and Program Systems* Updated DEC-04 DEC-04 D5030.04.01 Telephone Systems* Updated DEC-04 DEC-04 D5030.04.01 Telephone Systems* Updated DEC-04 DEC-04 D5030.04.01 Telephone Systems* Updated DEC-04 DEC-04 D5030.04.01 Telephones systems*	Wall mounted HID lighting	is used around the perimeter of the school. The exterior lighting was replaced in 2000.
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. Rating Installed Design Life Updated 5 - Good 0 25 DEC-04 D5030.02.02 Intrusion Detection* Installed Design Life Updated DEC-04 D5030.02.02 Intrusion Detection* Updated DEC-04 DEC-04 D5030.02.03 Intrusion detection system consists of a Silent Knight burglary/fire control/communicator system and motion sensors located throughout the building. Installed Design Life Updated 5 - Good 0 25 DEC-04 DEC-04 D5030.02.03 Security Access* Installed Design Life Updated DEC-04 D5030.03 Clock and Program Systems* DEC-04 DEC-04 DEC-04 D5030.03 Clock and Program Systems* Installed Design Life Updated DEC-04 D5030.04.01 Telephone Systems* DEC-04 DEC-04 DEC-04 D5030.04.01 Telephones are provided in all classrooms and are used for intercom, paging, and external calling. The telephone service i provided by Telus and the hardware is manufactured by Northern Telecom. The system was reported by upgraded in 2000. Rating Installed Design Life Updated	Rating 5 - Good	
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The fiber optic data system was installed circa 1995. A LAN-LINXS wall mount distribution enclosure provides the fiber optic terminations. Rating Installed Design Life Updated	Rating 5 - Good	
Installed Design Life Updated		
	D5030.04.04 Data System	<u>s</u> *

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.

Rating Installed Design Life Updated DEC-04

3 - Marginal 0 0

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.

Туре	Year	<u>Cost</u>	Priority
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.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Basketball hoops are located in the gymnasium.

Rating	Installed	Design Life	Updated
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.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E2010.02.07 Kitchen Casework*

Plywood cabinetry with laminate tops.

Rating	Installed	Design Life	Updated
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).

Rating	Installed	Design Life	Updated
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.

Rating	Installed	Design Life	Updated
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.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E2020 Moveable Furnishings*

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

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

F1020.02 Special Purpose Rooms*

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

Rating

Installed Design Life Updated 0

4 - Acceptable

DEC-04 0

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.

Rating	Installed	<u>Design Life</u>	Updated
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.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

K4010.02 Barrier Free Entrances

Automated entry is provided at the main entrance.

Rating	Installed	Design Life	<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.

Rating	Installed	Design Life	<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.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Calgary - David Thompson Junior High School (S2596)

Fac	ility Details	Evaluation Details	
Building Name: Address: Location:	David Thompson Junior Higl Calgary	gl Evaluation Company: Evaluation Date: Evaluator Name:	
Building Id: Gross Area (sq. m): Replacement Cost:	0.00 \$0		
Construction Year:	0	Total Maintenance Events Next 5 years: 5 year Facility Condition Index (FCI):	\$64,800 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.

Rating	Installed Design Life	<u>Updated</u>
O Manada al	0 0	

3 - Marginal

0 0

Replace asphalt paved roadway. Event:

Concern:

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

Recommendation:

Re-surface paved roadway.

Туре	Year	<u>Cost</u>	Priority
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.

Rating	Installed	Design Life	<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-inplace curb at each marked parking stall.

Rating Installed Design Life Updated 5 - Good n 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.

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

G2020.06.04 Pavement Markings*

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

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

G2030.02.02 Asphalt Pedestrain Pavement*

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

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2030.04 Rigid Pedestrian Pavement (Concrete)*

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

Rating

Installed Design Life Updated

0

3 - Marginal

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.

Туре	Year	Cost	Priority
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.

Rating

3 - Marginal

Installed Design Life Updated

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.

Туре	Year	<u>Cost</u>	Priority
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.

Rating

Installed Design Life Updated

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.

Туре	<u>Year</u>	<u>Cost</u>	Priority
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.

Rating	Installed	Design Life	<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.

Туре	Year	<u>Cost</u>	Priority
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.

Rating	Installed	<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.

Rating

Installed Design Life Updated

0

3 - Marginal

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.

Туре	<u>Year</u>	<u>Cost</u>	Priority
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.

Rating	Installed Des	ign Life	Updated
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.

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

Updated: February 16 2005

G2050.04 Lawns and Grasses*

Grassed areas surround the building.

Rating	Installed Design Li	fe <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.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3060.01 Gas Distributi	ion*
The main gas entrance is	s located on the east elevation.
Rating 4 - Acceptable	Installed Design Life Updated
G4010.02 Electrical Pow	ver Distribution Lines*
The underground electric	cal power distribution lines enter the building at the west elevation adjacent to the electrical room.
Rating 4 - Acceptable	Installed Design Life Updated
G4010.03 Electrical Pow	ver Distribution Equipment*
All electrical power distrib	bution equipment is located within the building.
Rating 4 - Acceptable	Installed Design Life Updated
G4010.04 Car Plugs-ins	*
	d on concrete bases in the parking area. There are approximately 14 double outlets that service t e landscaped boulevard in the center of the parking area.
<u>Rating</u> 5 - Good	Installed Design Life Updated
G4020.01 Area Lighting	
Pole lighting supported c playground.	on concrete bases provide site lighting in the parking are and at the southeast corner of the pay
Rating	Installed Design Life Updated

RatingInstalledDesign LifeUpdated4 - Acceptable00