

RECAPP Facility Evaluation Report



Ecole St. Luke French Immersion Elementary School

B2613A

Calgary

Facility Details	
Building Name:	Ecole St. Luke French Imme
Address:	1232 Northmount Drive N. W
Location:	Calgary
Building Id:	B2613A
Gross Area (sq. m):	0.00
Replacement Cost:	\$4,944,269
Construction Year:	0

Evaluation Details	
Evaluation Company:	Gibbs Gage Architects
Evaluation Date:	December 1 2004
Evaluator Name:	Mr. Douglas Gage

Total Maintenance Events Next 5 years:	\$5,400
5 year Facility Condition Index (FCI):	0.11%

General Summary:

The school is bordered on the south by a major feeder street and on the east and west boulevards by residential streets.

Play fields are adjacent to the north building face as is an asphalt play area the width of the property. Two play areas have children's playground equipment.

Staff parking is located east of the school. Visitor parking is delegated to street parking.

The Facility Manager noted that the asphalt area between the portables and the school is hazardous once ice builds in the shadows of the school.

Overall the site conditions appear to be acceptable.

Structural Summary:

The original building was built on slab on grade, as are the four additions. The gymnasium mezzanine is cast in place concrete deck. Load bearing masonry block and concrete and steel frame are the structure throughout.

The roof structure is a combination of steel trusses and wood decking in the older sections and steel trusses with metal deck in the newer sections.

There is one area internally showing signs of distress. In room 138 (mechanical), the northeast inside corner block is delaminating from the steel column. There are signs of movement adjacent to and above the exterior transom glazing. There is no noticeable movement on the exterior brick face.

Overall the structure of the building appears to be in good condition.

Envelope Summary:

The exterior walls are finished with face brick and painted concrete block. Windows are aluminum frame and the entrance doors are steel with steel frames. There were no concerns regarding the condition of the roof assemblies by the Facility Manager.

The building envelope appears to be in good condition.

Interior Summary:

Flooring in the common areas and classrooms is sheet vinyl. Ceramic tile flooring is in the vestibule areas. Carpet is in the administration area, library and music room. Walls are painted throughout, as are gypsum ceilings. Corridor and classroom ceilings are T-bar grid with acoustic tiles. The interior finishes are in good conditions.

Mechanical Summary:

The plumbing , heating & ventilation system is operating as designed and appears to be in acceptable condition for its age Base building is hot water heating to perimeter radiation and the Gym coils. Supply air is provided by a combination of gas fired furnaces, air handling units, and air handling units with hot water coils.

Electrical Summary:

The main distribution panelboard is a 400amp, 120/208volt, 3 phase, 4 wire service. The panelboard is obsolete with no spare capacity and replacement is recommended. The branch circuit panelboards, loose motor starters and interior/exterior lighting systems are also obsolete and should be replaced. Replace interior fluorescent fixtures with T-8 lamps and electronic ballasts. Emergency lighting should be upgraded and remote emergency heads added. Exit lights are obsolete and should be replaced complete with DC emergency power. The fire alarm panel is obsolete and should be replaced. Strobe lights need to be installed throughout the school. The school has a Nortel Network phone system and a Silent Knight security system. Data cabling is Catagory 5 and 5e. Overall the systems are in marginal condition.

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

S1 STRUCTURAL

A1010 Standard Foundations*

Unknown

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

A1030 Slab on Grade*

Slab on grade throughout, no movement between additions or deficiencies noted.

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

B1010.05 Mezzanine Construction*

1987 - Upper gym area houses a mechanical room, two resource/office rooms, and a storage room. Floor structure is cast in place concrete and roof is a concrete precast system.

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

B1020.01.01 Columns Supporting Roofs - Room 138

Masonry columns in exterior walls.

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

Event: **Structural Report. Investigative review of structural column and masonry block "movement" to determine reason for cracking.**

Concern:

Further deterioration of structure could pose threat to life safety.

Recommendation:

Contract a structural engineer to undertake an investigative review of structural deterioration and to provide conclusive "repair" directives.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$1,080	High

Updated: March 4 2005

Event: **Structural steel interior column with masonry cladding.**

Concern:

Stress cracks and exposure of column and to exterior masonry wall blocks.

Recommendation:

Patch masonry block holes, and repoint masonry walls.

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

Updated: March 4 2005

B1020.01.04 Roof Joists

1962/1963 - Wood framed low slope roof.
 1969 - O.W.S.J. and metal Q Deck on load bearing walls.
 1987 - O.W.S.J. and metal Q Deck on load bearing walls.

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

B1020.02 Structural Interior Walls Supporting Roofs

Concrete block walls throughout school, both exterior and interior partitions.

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

All sections have brick masonry to match original

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	DEC-04

B2010.01.06.03 Metal Siding*

1969/1987 - Horizontal metal siding.

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

B2010.02 Exterior Wall Construction

Unknown

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

B2010.02 Exterior Wall Construction - 1987

Masonry block wall.

<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*

Unknown

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

B2010.09 Exterior Soffits*

1962/1963 - Wood soffits, paint finish.

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

B2020.01.01.02 Aluminum Windows*

Double paned glazing in casement frame. North facing windows complete with wire mesh security grilles.

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

B2030.01.02 Steel-Framed Storefronts*

Main entrance double doors insulated complete with lites.

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

B2030.02 Exterior Utility Doors*

Exit doors and keyed access doors from playground and parking area.
Doors are insulated steel with steel frame. Exit hardware throughout.

<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)*

All sections

<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*

Metal downspouts with guards on 1962 and 1963 sections.

<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*

Concrete block throughout - painted.

<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*

1969 - Bi-fold partition located in room 140, Computers. Not in use.

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

C1010.05 Interior Windows*

Original exterior glazing matching original design, now opening into library, room 123; 1964 section.

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

C1020.01 Interior Swinging Doors*

Solid wood doors in steel frames throughout.

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

C1020.03 Interior Fire Doors*

1963/1964/1969 - Solid core 45 minute fire rated wood doors complete with 1/2 lites and transom lite in steel frame complete with panic hardware.

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

C1030.01 Visual Display Boards*

Chalkboards, tackboards and whiteboards throughout.

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

C1030.02 Fabricated Compartments(Toilets>Showers)*

Wall and base mounted metal toilet partitions.

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

C1030.08 Interior Identifying Devices*

Plastic name plaques throughout at administration areas and washrooms.

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

C1030.12 Storage Shelving*

Painted metal boot shelving in vestibules; 1963 section.
Clear finish plywood shelving, complete with coathooks in change rooms; 1987 section.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Commercial grade mirrors, soap dispensers, paper towel dispensers and toilet tissue holders located in all washrooms.

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

C2010 Stair Construction*

1987 - Steel assembly with concrete filled tread pans.

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

C2020.05 Resilient Stair Finishes*

1987 - Continual tread and riser non slip vinyl flooring.

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

C2020.08 Stair Railings and Balustrades*

1987 - Metal railing complete with wall support.

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

C3010.04 Gypsum Board Wall Finishes*

1969 - Gypsum board partitions throughout.

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

C3010.06 Tile Wall Finishes*

1987 - Ceramic tile in gymnasium change room shower stalls.

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

C3010.09 Acoustical Wall Treatment*

1987 - Acoustic masonry block in gymnasium.

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

C3010.11 Interior Wall Painting*

Wall surfaces are painted throughout.

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

C3020.01 Concrete Floor Finishes*

1962/1969 - Painted concrete finishes in mechanical rooms.
 1987 - Concrete floor with clear sealer finish in mechanical room.

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

C3020.02 Tile Floor Finishes*

Ceramic tile floor finishes at vestibule/mud room areas, 1963/1964/1969 sections.

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

C3020.03 Terrazzo Floor Finishes* Rooms 115, 116, 117 and 118

Terrazo floor finish at washrooms.

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

C3020.04 Wood Flooring*

1987 - Hardwood gymnasium floor complete with line painting.

<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 flooring throughout school classrooms and corridors.

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

C3020.07.01 Resilient Tile Flooring Room 134

Vinyl tile flooring in staff lounge at kitchenette, room 134.

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

C3020.08 Carpet Flooring*

Carpet flooring in administration area, staff lounge and library and music room.

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

C3030.01 Concrete Ceiling Finishes*

1987 - Gymnasium mezzanine ceiling exposed concrete structure .

<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*

Gypsum board ceiling in administration area, and all washrooms/changerooms.

<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)*

2004 - Suspended T-bar grid system with acoustic tiles throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	25	DEC-04

C3030.09 Other Ceiling Finishes*

1987 - Acoustic tiles laminated to underside of gymnasium roof structure.

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

S4 MECHANICAL

D2010.01 Water Closets* - 1962/69

1962 / 69 Floor mounted with flush valve
some small washrooms have flush tanks

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

D2010.01 Water Closets* - 1987

1987 Wall mounted with concealed flush valves

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

D2010.02 Urinals* - 1962/69

1962 / 69 stall urinals with flush tanks

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

D2010.02 Urinals* - 1987

1987 stall urinals with concealed flush tank

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

D2010.03 Lavatories*

1962 / 69 & 87 wallhung china with two handle faucets
staff areas are enamel vanity

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

D2010.04 Sinks*

double SS in staff

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

D2010.05 Showers*

1987 single shower in each male / female

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

Event: showers not used due to water problems

Concern:

Tempered water valve does not deliver hot water (reported by staff)

Recommendation:

Replace tempered valve and or shower valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$1,620	Low

Updated: March 3 2005

D2010.08 Drinking Fountains / Coolers*

1969 china

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

D2010.09 Other Plumbing Fixtures*

1962/69 Jan sink, cast iron

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

D2020.01.01 Pipes and Tubes: Domestic Water*

1962/69 and 1987 appear to be in good condition
100 water service with some galv pipe

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

D2020.01.02 Valves: Domestic Water

1962/69 & 87 appear to be in good working condition

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

D2020.01.03 Piping Specialties (Backflow Preventors)*

1987 backflow added to Boiler feed, & irrigation.
1990 double checks added to sprinkler / standpipe main and school supply

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

D2020.02.02 Plumbing Pumps: Domestic Water*

1962 side, Hot water recirc pump

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

D2020.02.06 Domestic Water Heaters* - 1962

1962, State 40 usg gas fired

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

D2020.02.06 Domestic Water Heaters* - 1977

1977 AO Smith hot water tank B7155

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

D2020.03 Water Supply Insulation*: Domestic

1969 /1987

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

D2030.01 Waste and Vent Piping*

1962/9 & 1987 copper DWV

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

D2030.03 Waste Piping Equipment*

1987, sump in gym storage with single pump, sump reported as dry

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

D2040.01 Rain Water Drainage Piping Systems*

exterior scuppers and down spouts

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

D2040.02.04 Roof Drains*

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

D2040.02.06 Area Drains*

exterior Catch basins around school drain to city storm

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

D2090.01 Compressed Air Systems*

1967, DeVilbis Air compresor and dryer

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

D3010.02 Gas Supply Systems*

Gas meter room access from outside, 100 supply to school distribution system, boiler AHUs Hot water tanks

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

Event: Gas meter room ventilation to modify

Concern:

Gas room does not meet Atco gas specifications in regard to ventilation
Gas leaks may not be detected

Recommendation:

Add ventilation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$6,480	Medium

Updated: March 3 2005

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

Original Peerless 170-15w, 2,380000 btu, low water cut off, relief valve, expansion tank appear to be in good working condition

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

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

Boiler vent has fan.
combustion air is good

<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*

By pass filter, pot feeder and water treatment plan in place

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

D3020.03.01 Furnaces*

1969, Library area gas furnace (designated #3), Lennox G8-1 220T, 3044 cfm, double burner 220000 btu.
1969, Boot room area gas furnace (designated #2), Lennox G8-110, 110000 btu, 1000cfm.

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

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

1969 single wall welded , combustion air is insulated

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

D3040.01.01 Air Handling Units: Air Distribution* - 1977

1977, Lennox gas "Riello" burner, multi zone (8) TR-275-1M (designated #1) serving the north east classrooms.
 1977, Trane climate master in the hall ceiling, serving the south east corridor area.
 1977, two Trane climate masters in the hall ceiling, serving the west wing

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

D3040.01.01 Air Handling Units: Air Distribution* - 1987

1987, Gym area, Engineered Air LM-6, 6272 cfm

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

D3040.01.02 Fans: Air Distribution*

1987, Gym ceiling fans (4)

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

D3040.01.03 Air Cleaning Devices:Air Distribution*

Filters in all the furnaces and 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*

1987 ducts

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

D3040.01.04 Ducts: Air Distribution*

1969,1977 ducts in good condition

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

D3040.01.05 Duct Accessories: Air Distribution*

Flexible connections

<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*

1967, 1977, 1987 grilles

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

D3040.03.01 Hot Water Distribution Systems*

1960s, 77 and 87 systems condition unknown. appear to be good
Hot water distributed to baseboard perimeter radiation, cabinet unit heaters and heating coil in the Gym AHU.

<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 top Exhaust fans for washrooms.
Roof top exhaust fans for the west and south east wings

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

D3040.04.03 Ducts*: Exhaust

condition unknown

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

D3040.04.04 Ducts Accessories*: Exhaust

condition unknown

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

D3040.04.05 Air Outlets and Inlets*: Exhaust

Grilles, louvers

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

D3050.02 Air Coils*

Gym distribution has some Hot water coils
Gym AHU has heating water coil

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

D3050.03 Humidifiers*

Gym AHU has humidification.
The other Air handlers do not

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

D3050.05.02 Fan Coil Units*

Cabinet unit heaters in hallways and entrance

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

D3050.05.03 Finned Tube Radiation*

Perimeter radiation in classrooms and Gym

<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 heater in Gym penthouse

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

D3060.02.02 Pneumatic Controls*

Pneumatic heating control valves

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

D3060.02.03 Pneumatic and Electric Controls*

Boiler and air handling units

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

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

BMS to central office

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

D4010 Sprinklers: Fire Protection*

Siamese connection near entrance on Northmount drive. 100 supply to standpipes and stage area sprinkler system. With the exception of the stage area the building is not sprinklered.

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

D4020 Standpipes*

Standpipe system in halls and Gym

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

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers throughout the building

<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)*

(1962) Square D 400amp, 120/208volt, 3 phase, 4 wire main distribution panelboard

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

Event: Replace Main distribution panelboard

Concern:

The original main distribution panelboard is obsolete with no spare capacity.

Recommendation:

Replace the main distribution panelboard complete with surge protection.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$0	Low

Updated: March 4 2005

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

(1962+) Branch circuit panelboards, are obsolete with limited spare capacity.

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

Event: Replace branch circuit panelboard

Concern:

The branch circuit panelboards are obsolete with limit spare capacity.

Recommendation:

Replace branch circuit panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$0	Low

Updated: March 4 2005

D5010.07.02 Motor Starters and Accessories*

(1962, 1969, 1987) Loose motor starters

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

Event: Replace loose motor starters

Concern:

The loose motor starters are obsolete.

Recommendation:

Replace loose motor starters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$0	Low

Updated: March 4 2005

D5020.02.01 Lighting Accessories (Lighting Controls)*

Local lighting control is by low voltage switching.

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

D5020.02.02.02 Interior Florescent Fixtures*

(1962+) Interior florescent fixtures with T-12 lamps and magnetic ballasts.

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

Event: Replace interior florescent fixtures

Concern:

The original florescent fixtures with T-12 lamps and magnetic ballasts are at the end of their life cycle. Fixtures may contain PCB ballasts.

Recommendation:

Replace and upgrade the florescent fixtures to T-8 lamps and electronic ballasts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$0	Low

Updated: March 4 2005

D5020.02.02.03 Interior Metal Halide Fixture*

Gym HID interior fixtures.

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

D5020.02.03 Emergency Lighting*

(1969, 1987) Emergency battery packs and remote heads.

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

Event: **Upgrade, replace and add emergency battery packs and remote heads**

Concern:

The battery packs are at the end of their life cycle, the student washrooms and corridors require remote emergency heads.

Recommendation:

Replace the battery packs. Upgrade and add remote emergency heads.

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

Updated: March 4 2005

D5020.02.03.03 Exit Signs

(1969, 1987) Incandescent Exit light

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

Event: **Replace Exit Lights**

Concern:

Incandescent exit lights are at the end of their life cycle. There is no D.C. power to the existing exit lights.

Recommendation:

Replace and upgrade exit lights.

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

Updated: March 4 2005

D5020.03.01.03 Exterior Metal Halide Fixtures*

(1962) HID Exterior fixtures.

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

Event: Replace exterior HID fixtures.

Concern:

Original exterior fixtures are obsolete and at the end of their life cycle. Exterior lighting is minimal and poses a possible security risk. The portables have no exterior lighting.

Recommendation:

Replace and add new exterior HID light fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$0	Low

Updated: March 4 2005

D5020.03.02 Lighting Accessories (Lighting Controls)*

Exterior lighting control via Paragon EC128 time clock.

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

D5030.01 Detection and Alarm Fire Alarm*

(1987) Edwards 6500 fire alarm panel with an annunciator at the main entrance.

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

Event: Repace fire alarm panel

Concern:

The Edwards 6500 fire alarm panel is obsolete. Replacement parts are difficult to source. No strobes.

Recommendation:

Replace fire alarm panel and add strobes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$0	Medium

Updated: March 4 2005

D5030.02.02 Intrusion Detection*

Silent Knight 2820 panel with motion detectors in corridors.

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

D5030.03 Clock and Program Systems*

Time clock is a Paragon EC128

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

D5030.04.01 Telephone Systems*

(2003) Nortel Networks phone system. Five outgoing lines.

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

D5030.04.04 Data Systems*

Category 5 and 5e cabling with one data outlet in each classroom.

<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*

(1969) Multivox Public address system with a Sony CD player and a Motorola cassette player.

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

D5030.07 Other Communications and Security Systems*

(1998) Fibre Optic Cable by Shaw

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.02 Solid Waste Handling Equipment*

Metal garbage bins, complete with steel framed enclosure with metal cladding, located in parking lot.

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

E1090.04.01 Residential Appliances

Fridge and stove in staff lounge.

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

E1090.07.02 Backstops

Basket backstops, mounted to metal frames, on perimeter walls of gymnasium.

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

E1090.07.03 Gymnasium Dividers

Drop down curtain divider complete with mechanical control

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

E1090.07.05 Gymnasium Equipment

Climbing ropes and bar apparatus.

<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*

Solid wood counter and cabinet doors with plastic laminate counter top throughout classrooms

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

E2010.02.07 Kitchen Casework*

Laminated counter top with wood cabinet doors.

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

E2010.02.09 Library Casework*

Clear finish plywood shelving.

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

E2010.02.99 Other Casework* - Room 139

Storage doors have delaminated veneer - 1969 section.

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

Event: Storage doors delaminating.

Concern:

Storage doors in room 139 delaminating.

Recommendation:

Patch and refinish veneer faces of storage doors in room 139.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$1,620	Low

Updated: March 4 2005

E2010.03.01 Blinds*

Horizontal blinds in staff lounge.

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

E2010.03.06 Curtains and Drapes*

Fabric curtains in classrooms.

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

E2010.06 Fixed Interior Landscaping*

Outdoor classroom in east courtyard. Boulders, plants and grassed area.

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

E2020 Moveable Furnishings*

Student metal frame with plastic seat chairs and metal frame plastic laminate top tables. Staff desks and desk chairs.

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

E2020.02.04 Furnishings and Accessories

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	DEC-04

F1010.02.04 Portable and Mobile Buildings - C84CS23

Signage designates as portable 6L

Architectural:

2004 - August - Detached portable, attached to existing portable '6R'.

Wood frame construction. Raised foundation bearing on soil, vented plywood sheathing skirt. Envelope includes horizontal metal cladding, vinyl awning, window with wire mesh security grille and vertical wood siding. Roof type not identified.

Interior components include sheet vinyl flooring, acoustic T-bar grid ceiling, gypsum board partitions and solid core wood door in a steel frame. Whiteboards and tackboards in the classrooms.

Mechanical:

Heating and ventilation provided by portable furnace (1989 manufacture date).

Electrical:

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

F1010.02.04 Portable and Mobile Buildings - C98CS09

Signage designates as portable 6R.

2004 - January - Detached portable with vestibule corridor and egress doors complete with interior stairs.

Architectural:

Wood frame construction. Raised foundation bearing on soil, vented plywood sheathing skirt. Envelope includes vertical metal cladding, vinyl awning windows with wire mesh security grilles and vertical wood cladding. Egress stair construction is punched metal tread and landing, with wood rails. No permanent access available to the roof. Roof type not identified.

Interior components include sheet vinyl flooring, acoustic T-bar grid ceiling, gypsum board partitions, solid core wood doors in steel frames. Whiteboards and tackboards in the classrooms.

Mechanical:

Heating and ventilation provided by portable furnace (1998 manufacture date).

Electrical:

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

Facility Details	
Building Name:	St. Luke Bilingual Elementar
Address:	
Location:	Calgary
Building Id:	S2613
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	Gibbs Gage Architects
Evaluation Date:	December 1 2004
Evaluator Name:	Mr. Douglas Gage

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

General Summary:

The school is bordered on the south by a major feeder street and on the east and west boulevards by residential streets.

Play fields are adjacent to the north building face as is an asphalt play area the width of the property. Two play areas have children's playground equipment.

Staff parking is located east of the school. Visitor parking is delegated to street parking.

The Facility Manager noted that the asphalt area between the portables and the school is hazardous once ice builds in the shadows of the school.

Overall the site conditions appear to be acceptable.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

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

S7 SITE

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

Asphalt paved staff parking lot to east end of school

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

G2020.05 Parking Lot Curbs and Gutters*

South and north edges of parking are contained by concrete curbs.

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

G2020.06.02 Parking Bumpers*

Precast concrete bumpers along west edge of the parking lot.

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

G2020.06.03 Parking Lot Signs*

Metal parking signage complete with handicapped sign.

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

G2020.06.04 Pavement Markings*

Line painting to parking stalls; no parking area; and handicapped logo.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)*

Concrete sidewalk to main entrance, sidewalk from parking area to building.

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

G2040.02 Fences and Gates*

Chain link fencing to perimeter of field and parking area.

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

G2040.03 Athletic and Recreational Surfaces*

Asphalt along north side of school for basketball area, grassed field north of asphalt to property line. Two metal playground areas, one baseball backstop in field.

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

G2040.05.04 Bicycle Racks

Three metal bike racks.

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

G2040.06 Exterior Signs*

Metal signage fixed to the building.

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

G2040.08 Flagpoles*

Flag pole at main entrance.

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

G2050.01 Irrigation Systems*

1/2" diameter irrigation complete with backflow prevention. Exterior hose bibbs.

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

G2050.04 Lawns and Grasses*

Mature trees along west and south boulevards complete with lawn areas to same.

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

G3010.02 Site Domestic Water Distribution*

100 ductile supply to school.

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

G3010.03 Site Fire Protection Water Distribution*

Street hydrant at Northmount and 26th Street.

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

G3020.01 Sanitary Sewage Collection*

City connected.

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

G3030.01 Storm Water Collection*

Catchbasins to City storm system.

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

G3060.01 Gas Distribution*

40mm gas supply to portables on north side.

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

G4010.01 Electrical Substations*

Pole mounted transformer.

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

G4010.02 Electrical Power Distribution Lines*

Distribution lines are run overhead.

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

G4010.04 Car Plugs-ins*

12 Car plug-ins controlled by temperature switch and a time clock.

<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

Concrete walk connects parking lot to east school entrance.

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

K4010.02 Barrier Free Entrances

1987 - Barrier free entrance located on east wing adjacent to parking area.

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

Event: Install power assisted door operators.

Concern:

Barrier free access to school is limited for a single wheelchair user.

Recommendation:

Install power assisted door operators at main and parking lot entrances.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$5,400	Low

Updated: March 4 2005

K4010.03 Barrier Free Interior Circulation

Access within the school is good. There is no barrier free access to portables, to classroom #137 or to the gymnasium mezzanine.

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

K4010.04 Barrier Free Washrooms Rooms 144 and 145

Barrier free washrooms located in 1969 section student's washrooms 144 and 145.

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