

# **RECAPP Facility Evaluation Report**

**Greater Southern Public Francophone Education Region No. 4**



**Ecole de La Rose Sauvage**

B2746A

Calgary

**Facility Details**

**Building Name:** Ecole de La Rose Sauvage  
**Address:** 2512 - 4 Street N. W.  
**Location:** Calgary  
  
**Building Id:** B2746A  
**Gross Area (sq. m):** 4,020.70  
**Replacement Cost:** \$5,740,461  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Coupland Kramer Architecture & Interior Design  
  
**Evaluation Date:** May 1 2004  
**Evaluator Name:** Mr. David Coupland  
  
**Evaluator Phone:** (403) 269-7109

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

**General Summary:**

The school was completely reconstructed in 2003 following an extensive fire, consequently the facility is up to date and in very good condition. The building is single storey of combustible and non-combustible construction, sprinklered throughout.

The total gross area is 4,021 M2.

**Structural Summary:**

West wing has spread footings with crawl space. East wing has grade beams and piles foudation with slab on grade. Super structure is steel construction with non-load bearing steel stud infill walls. Floor over crawl space is wood frame construction.

In central area of building the wood frame floor exhibit extraordinary flexural movement. It was indicated that the building is within the construction warranty period. Recommend this item be reviewed further within warranty.

Condition overall is good.

**Envelope Summary:**

All new in 2003: Brick and stucco (EIFS) walls, aluminum windows, all low-maintince finishes in good condition. Flat roof and sloped metal roofs have 25 years remaining life span.

**Interior Summary:**

All new in 2003. In good condition well maintained.

**Mechanical Summary:**

Mechanical systems have all been upgraded during 2003 fire restoration. Heat is provided by perimeter hot water radiation. School is in good mechanical condition. Systems should be relatively maintenance free for many years.

**Electrical Summary:**

New 1000 Amp 208VAC, 3 phase distribution installed in 2003. Meter #466028. New branch wiring, lighting, motor control, fire alarm systems and emergency lighting systems completly renovated from 2003 fire restoration. System is in good working condition and should be relatively maintenance free for many years.

**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\*

2003 - Spread footings with crawl space to west wing, Grade beams and piles with slab on grade to east wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

### A1030 Slab on Grade\*

2003 - Slab on grade to east wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

### A2020 Basement Walls\*

2003 - Partial basement area in east wing. Mechanical room basement area in west wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### B1010.01 Floor Structural Frame\*(Building Frame)

2003 - Wood frame over crawl space in west wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	100	October 2004

#### Event: Study floor movement

##### **Concern:**

2003 - Wood frame floor areas over crawl space in central section of building exhibits extraordinary flexural movement.

##### **Recommendation:**

It was indicated that the building is within the construction warranty period. Recommend this item be reviewed further within warranty.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2004	\$1,500	Low

*Updated: October 7 2004*

### B1010.05.03 Structural Metal Framing: Mezzanine

2003 - Mezzanine Floors:- Concrete topping on metal Q deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### B1010.06 Ramps: Exterior\*

2003 - Concrete exterior ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

#### B1010.07 Exterior Stairs\*

2003 - Concrete exterior steps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

#### B1010.10 Floor Construction Firestopping\*

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

#### B1020.01 Roof Structural Frame\*

2003 - Wood frame and steel frame roof structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

#### B1020.04 Canopies\*

2003 - Steel frame canopy at east wing, wood frame canopy at west wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

**S2 ENVELOPE****B2010.01.02.01 Brick Masonry: Ext. Wall Skin\***

2003 - Brick to bottom section of walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	75	October 2004

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

2003 - EIFS to upper section of walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	75	October 2004

**B2010.01.09 Expansion Control: Exterior Wall Skin\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

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

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

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

2003 - Low maintenance exterior materials.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	15	October 2004

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

2003 - CMU wall construction to Gymnasium area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**B2010.02.99 Other Exterior Wall Construction\* - Steel Stud**

2003 - Non-load bearing steel stud exterior wall infill between structural columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

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

2003 - Membrane air/vapour barrier, 75 mm rigid Insulation to CMU walls; Polythene vapour barrier, R20 batt insulation plus 38 mm rigid Insulation to stud walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

#### B2010.06 Exterior Louvers, Grilles, and Screens\*

2003 - Prefinished materials.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

#### B2010.09 Exterior Soffits\*

2003 - Metal Soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

#### B2020.01.01.02 Aluminum Windows\*

2003 - Aluminum windows with sealed unit glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	35	October 2004

#### B2020.02.01 Aluminum-Framed Storefronts

2003 - Main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	35	October 2004

#### B2020.03 Glazed Curtain Wall\*

Aluminum curtain wall at east entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

#### B2030.01.02 Steel-Framed Storefronts\*

2003 - Metal frame, glazed steel doors and glazed sidelights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

#### B2030.01.06 Automatic Entrance Doors\*

2003 - Front entrance has automatic operators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

#### B2030.02 Exterior Utility Doors\*

2003 - Hollow Metal doors in pressed steel frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

#### B3010.01 Deck Vapor Retarder and Insulation\*

2003 - Membrane vapour barrier, 76 mm rigid insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	22	October 2004

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\***

2003 - 2-ply SBS roofing; 25 years remaining life span.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

**B3010.07 Sheet Metal Roofing\***

2003 - Prefinished standing seam metal on sloped roofs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

**B3010.08.02 Metal Gutters and Downspouts\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

**B3010.09 Roof Specialties and Accessories\***

2003 - Roof hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

**B3020.01.02.04 Sloped Metal-Framed Skylights**

2003 - Aluminum frame skylights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### S3 INTERIOR

#### C1010.01 Interior Fixed Partitions\*

2003 - Drywall partitions; CMU in gym and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

#### C1010.04 Interior Balustrades and Screens, Interior Railings\*

2003 - Metal railing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

#### C1010.05 Interior Windows\*

2003 - Pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

#### C1010.06 Interior Glazed Partitions and Storefronts\*

2003 - Metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

#### C1010.07 Interior Partition Firestopping\*

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

#### C1020.01 Interior Swinging Doors\*

2003 - Wood and metal doors; Wood classroom doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

#### C1020.02 Interior Entrance Doors\*

2003 - Metal with glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

#### C1020.03 Interior Fire Doors\*

2003 - Metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

#### C1020.04 Interior Sliding and Folding Doors\*

2003 - Counter shutters and folding grille.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

### C1030.01 Visual Display Boards\*

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	10	October 2004

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

2003 - Metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	20	October 2004

### C1030.06 Handrails\*

2003 - Metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

### C1030.08 Interior Identifying Devices\*

2003 - Wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

### C1030.10 Lockers\*

2003 - Metal Lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	30	October 2004

### C1030.12 Storage Shelving\*

2003 - Wood

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

### C1030.14 Toilet, Bath, and Laundry Accessories\*

2003 - H/C accessible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	20	October 2004

### C2010 Stair Construction\*

2003 - Wood stair in central corridor; steel utility stairs to mezzanine & basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

### C2020.05 Resilient Stair Finishes\*

2003 - Rubber treads & nosings on central stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

**C2020.08 Stair Railings and Balustrades\***

2003 - Metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

**C2020.10 Stair Painting**

2003 - Utility stairs painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**C3010.04 Gypsum Board Wall Finishes\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

**C3010.06 Tile Wall Finishes\***

2003 - Ceramic tile in showers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	50	October 2004

**C3010.11 Interior Wall Painting\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	5	October 2004

**C3020.01 Concrete Floor Finishes\***

2003 - Utility areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

**C3020.02 Tile Floor Finishes\***

2003 - Tile floor finish in washrooms and main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

**C3020.04 Wood Flooring\***

2003 - Wood floor in Gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	10	October 2004

**C3020.07 Resilient Flooring\***

2003 - VCT to classrooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

**C3020.08 Carpet Flooring\***

2003 - Carpet in Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	10	October 2004

**C3030.04 Gypsum Board Ceiling Finishes\***

2003 - Ceiling assents and bulkheads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

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

2003 - Classrooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

**C3030.07 Interior Ceiling Painting\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	10	October 2004

**S4 MECHANICAL****D2010.01 Water Closets\***

2003 - floor mounted - flush valves on all public fixtures. Handicapped water closets are acceptable

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

**D2010.02 Urinals\***

2003 - wall mounted - flush valves on all public fixtures

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

**D2010.03 Lavatories\***

2003 - wall hung, vitreous china, two handle faucets

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

**D2010.04 Sinks\***

2003 - self rimming vitreous china counter tops in public washrooms. Handicapped sinks are acceptable

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

**D2010.05 Showers\***

2003 - tiled shower with push button metering valves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

**D2010.08 Drinking Fountains / Coolers\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

**D2020.01.01 Pipes and Tubes: Domestic Water\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	September 2004

**D2020.01.02 Valves: Domestic Water**

2003 - most valves replaced

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	September 2004

**D2020.01.03 Piping Specialties (Backflow Preventors)\***

2003 - main water entry

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

**D2020.02.02 Plumbing Pumps: Domestic Water\***

2003 - domestic hot water recirc pumps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	September 2004

**D2020.02.06 Domestic Water Heaters\***

2003 - two(2) domestic hot water heaters installed  
 State Manufacturing #SBF7512 - 75 gallon - 108,000 BTU input  
 Serial #C03202172 / #A02107706

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	September 2004

**D2020.03 Water Supply Insulation\*: Domestic**

2003 - domestic hot and cold water insulated

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

**D2030.01 Waste and Vent Piping\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	September 2004

**D2040.02.04 Roof Drains\***

2003 - storm system from flat roofs connected to municipal systems

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	September 2004

**D3010.02 Gas Supply Systems\***

2003 - new low pressure gas service installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	September 2004

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

2003 - two (2) new hot water heating boiler installed  
 RBI #33HB15802 - 1,412,500 BTU input  
 Serial #020331260 / #020331261

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

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

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

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

2003 - chemical pot feeder

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

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

2003 - AHU-1 installed in basement mechanical room  
Engineered Air #LM-21-C  
Serial #S35093 AH-1

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

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

2003 - AHU-2 installed in mechanical penthouse  
Engineered Air #LM-18-C  
Serial #S1332984 AH-2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

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

2003 - AHU-3 installed in mechanical penthouse  
Engineered Air #LM-6-C  
Serial #S1332984 AH-3

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

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

2003 - AHU-4 installed in mechanical penthouse  
Engineered Air #LM-13  
Serial #33027 RF-2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

#### D3040.01.01 Air Handling Units: Air Distribution\*

2003 - four (4) new air handling units installed. Each unit c/w hot water reheat coils and modulated fresh air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

#### D3040.01.03 Air Cleaning Devices:Air Distribution\*

2003 - Standard filtering on all air handlers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

#### D3040.01.04 Ducts: Air Distribution\*

2003 - new ductwork installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	September 2004

#### D3040.01.07 Air Outlets & Inlets:Air Distribution\*

2003 - new diffuser installed for all air distribution

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

#### D3040.03.01 Hot Water Distribution Systems\*

2003 - All hot water heating piping installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

#### D3040.04 Special Exhaust Systems

2003 - Shop dust extraction system installed  
N.R. Murphy system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

#### D3040.04.01 Fans\*: Exhaust

2003 - new exhaust systems installed for washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

#### D3040.04.03 Ducts\*: Exhaust

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

#### D3050.05.01 Convectors\*

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	35	September 2004

#### D3050.05.03 Finned Tube Radiation\*

2003 - radiation cabinets installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	35	September 2004

#### D3050.05.06 Unit Heaters\*

2003 - unit heaters installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

#### D3050.05.08 Radiant Heating (Ceiling & Floor)\*

2003 - radiant panels installed in library

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	35	September 2004

#### D3060.02.02 Pneumatic Controls\*

2003 - heating, ventilation and building controls installed. New compressor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	September 2004

#### D4010 Sprinklers: Fire Protection\*

2003 - new sprinkler system installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	September 2004

#### D4030.01 Fire Extinguisher, Cabinets and Accessories\*

2003 - wall mounted cabinet fire extinguishers located throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

**S5 ELECTRICAL****D5010.01 Main Electrical Transformers\***

2003 - Pad mounted transformer located on north west side of property

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	September 2004

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

2003 - Located in basement electrical room. 1000 Amp, 208VAC, 3 phase  
Meter #466028  
School is serviced with underground secondary cable

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	September 2004

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

2003 - All distribution panels were up graded during renovation. Approx. 80% full

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	September 2004

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

2003 - Federal Pioneer - Motor Control Center installed in basement mechanical room  
Telemecanique Motor Control Center install in mechanical penthouse

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	September 2004

**D5010.07.02 Motor Starters and Accessories\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

**D5020.01 Electrical Branch Wiring\***

2003 - System upgraded

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	September 2004

**D5020.02.01 Interior Incandescent Fixtures\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

**D5020.02.02 Interior Florescent Fixtures\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

#### D5020.02.02.03 Interior Metal Halide Fixture\*

2003 - installed in gym

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

#### D5020.02.03 Emergency Lighting\*

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

#### D5020.03.01.01 Exterior Incandescent Fixtures\*

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

#### D5020.03.01.03 Exterior Metal Halide Fixtures\*

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

#### D5020.03.01.04 Exterior H.P. Sodium Fixtures\*

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

#### D5020.03.02 Lighting Accessories (Lighting Controls)\*

2003 - lighting controls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

#### D5030.01 Detection and Alarm Fire Alarm\*

2003 fire alarm system and panel.  
Notifier #AFP-200

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	September 2004

#### D5030.02.02 Intrusion Detection\*

2003 - Silent Knight controller with MagnuAlert Keypad

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	September 2004

**D5030.03 Clock and Program Systems\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	September 2004

**D5030.04.01 Telephone Systems\***

2003 - Telecor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	September 2004

**D5030.04.02 Paging Systems\***

2003 - Paging through the phone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	September 2004

**D5030.04.04 Data Systems\***

2003 - Data wiring in offices and classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	September 2004

**D5030.04.05 Local Area Network Systems\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	September 2004

**D5030.05 Public Address and Music Systems\***

2003 - Paging through the phone system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

**D5030.06 Television Systems\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	September 2004

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1020.03 Theater and Stage Equipment\***

2003 - Portable Stage, wood construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**E1020.05.01 Projection Screens**

2003 - Electrically operated projection screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**E1020.07 Laboratory Equipment\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**E1090.02 Solid Waste Handling Equipment\***

2003 - Exterior Bins

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**E1090.03 Food Service Equipment\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**E1090.07 Athletic, Recreational, and Therapeutic Equipment\***

2003 - Basketball Backstops in Gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

**E1090.07.03 Gymnasium Dividers**

2003 - Electrically operated Gym divider curtain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**E2010.02.05 Educational Facility Casework\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**E2010.02.07 Kitchen Casework\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**E2010.02.08 Laboratory Casework\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**E2010.02.09 Library Casework\***

2003 - Wood book shelves, charge out desk, tables &amp; chairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**E2010.03 Window Treatments**

2003 - Roller blinds

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**E2020 Moveable Furnishings\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

**F2020 Hazardous Components Abatement**

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

## S8 FUNCTIONAL ASSESSMENT

### K40 Current Code Issues

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### K4010.01 Barrier Free Route: Parking to Entrance

Complies: unimpeded access

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

### K4010.02 Barrier Free Entrances

Complies: doors equipped with power assist openers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

### K4010.03 Barrier Free Interior Circulation

Complies: ramp between floor levels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

### K4010.04 Barrier Free Washrooms

Washrooms Comply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

## Calgary - Queen's Park Elementary School (S2746)

### Facility Details

**Building Name:** Queen's Park Elementary School  
**Address:**  
**Location:** Calgary  
  
**Building Id:** S2746  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

### Evaluation Details

**Evaluation Company:** Coupland Kramer Architecture & Interior Design  
**Evaluation Date:** May 1 2004  
**Evaluator Name:** Mr. David Coupland  
**Evaluator Phone:** (403) 269-7109

**Total Maintenance Events Next 5 years:**

**5 year Facility Condition Index (FCI):** 0%

### General Summary:

Site is in good condition with hard and soft surfaces having been renewed in the overall reconstruction of the School in 2003. Soft landscaping under construction as part of the reconstruction contract deficiency work.

### 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)\***

2003

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**G2020.05 Parking Lot Curbs and Gutters\***

2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**G2020.06.02 Parking Bumpers\***

2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**G2020.06.03 Parking Lot Signs\***

2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**G2020.06.04 Pavement Markings\***

2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**G2030.03 Pedestrian Unit Pavers\***

2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**G2030.04 Rigid Pedestrian Pavement (Concrete)\***

2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**G2030.06 Exterior Steps and Ramps\***

2003 - Concrete construction

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

**G2040.02 Fences and Gates\***

2003 - Chain link.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### G2040.03 Athletic and Recreational Surfaces\*

Original exterior fields: 2-Ball Fields, 1-Base Ball Diamond, 1-Basket Ball Court.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

### G2040.06 Exterior Signs\*

2003 - School name on building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### G2040.08 Flagpoles\*

2003 - Metal pole.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

### G2050.04 Lawns and Grasses\*

2003 - Under construction as part of contract deficiency work.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### G2050.05 Trees, Plants and Ground Covers\*

2003 - Under construction as part of contract deficiency work.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### G3010.02 Site Domestic Water Distribution\*

2003 - new 6" water line installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### G3010.03 Site Fire Protection Water Distribution\*

2002 - Fire hydrants and siamese connections.  
Street fire hydrant is located close to school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### G3020.01 Sanitary Sewage Collection\*

Original sanitary main in use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### G3030.01 Storm Water Collection\*

2003 - storm system installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### G3060.01 Gas Distribution\*

2003 - new gas service installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### G4010.03 Electrical Power Distribution Equipment\*

2003 - new pad mounted transformer installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### G4010.04 Car Plugs-ins\*

2003 - car plugs installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

### G4020.01 Area Lighting\*

2003 - site lighting installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004