

# **RECAPP Facility Evaluation Report**

## **Calgary School District #19**



### **Fred Seymour Elementary School**

B2642A

Calgary

**Facility Details**

**Building Name:** Fred Seymour Elementary S  
**Address:** 809 Willingdon Boulevard S  
**Location:** Calgary

**Building Id:** B2642A  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$4,623,321  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Jacques Whitford Limited  
**Evaluation Date:** November 4 2005  
**Evaluator Name:** Mr. Alan Hocking

**Total Maintenance Events Next 5 years:** **\$392,690**  
**5 year Facility Condition Index (FCI):** **8.49%**

**General Summary:**

Fred Seymour Elementary School is a single storey load-bearing masonry and steel frame structure with slab on grade concrete floors. The original school was constructed in 1969. No additions or significant structural changes have been added to the original school.

The current total gross area of the school is 3,007.60 square meters. The current student enrollment is 283 spread through grades K to 5.

The school is in good overall condition

**Structural Summary:**

Our assessment of the building structure was limited due to concealment behind interior wall and ceiling finishes. Where structural components were not directly visible, the building interior and exterior finishes were examined for evidence of excessive building settlement, displacement or distress. No evidence of structural distress, warp, twist, corrosion or building settlement was observed. No action is required at this time.  
 Overall the structural in this building is acceptable

**Envelope Summary:**

The SBS roof membrane assembly was installed as a replacement in 1991. Replacement is not anticipated during the next 10-years provided routine maintenance is undertaken regularly.

Metal flashing on masonry columns along the building perimeter are missing and need to be installed to prevent deterioration through moisture ingress and cyclical freeze-thaw action.

The boiler chimney needs to be re stuccoed and top needs to be flashed. Stucco (on cement board) around perimeter of building above brick walls is cracked and the surface is peeling away. The stucco needs to be scraped off and resurfaced for 50% of the area.

Windows and doors are original to construction in 1969 but appeared to be adequate. Replacement is not anticipated.

Exterior joint sealants are weathered and cracked. Replacement is required.

Overall the envelope is acceptable

**Interior Summary:**

Interior finishes and equipment are generally adequate but there is no accommodation for handicapped in washrooms. The main gymnasium level is sunken compared to the finished floor elevation in the hallways and there is no accommodation for handicap access. CBE facility asbestos database report date 1999 is on site. Interior wall finishes are painted concrete block at corridors, and painted drywall partitions.

Overall the interior of this building is acceptable

**Mechanical Summary:**

Fred Seymour Elementary School was originally constructed in 1970. Domestic water piping observed to be copper throughout the building. Where visible, the sanitary, rain water drainage, and hot water distribution piping was original cast iron. There are backflow prevention devices (BFPs) present on the domestic water supply, boiler feed water supply,

evaporative cooler supply, and fire standpipe systems. The domestic water heater was installed in 1996.

The building is heated by two original hot water boilers. Heating hot water is provided to convectors and fan powered unit heaters throughout the building. The hot water heating distribution system is reported to be original.

Building ventilation is provided to the building by a central air handling unit containing a supply fan, preheat coil, and outdoor air mixing section. The gymnasium is ventilated by a separate roof-mounted air handling unit dedicated to the space. Bathrooms and kitchen areas throughout the building are equipped with independently operated roof-mounted exhaust fans. The HVAC controls are pneumatic and provide no energy management functions.

The building has a standpipe system complete with fire hoses for life safety.

Replacement of the domestic water heater is recommended within the evaluation period.

Overall the mechanical systems are Condition 4 - Acceptable.

**Electrical Summary:**

The building has an original 400 Amp, 120/208 Volt service which feeds lighting and power receptacles throughout the building. The electrical sub-panels are generally original with some additions/replacements as required. All observed panels were near capacity. All wiring observed was in conduit.

Interior lighting is mainly provided by T-8 fluorescent technology and there are High Pressure Sodium fixtures illuminating some exterior exits. Emergency lighting is provided by original battery packs and illuminated incandescent Exit signs.

The building is protected by an outdated fire alarm panel. The building is further equipped with manual pull stations and heat detectors.

The building also has a Silent Knight monitored security system, Norstar Meridian telephone system, Bogen public address system, Bell fibreoptic internet service, a Local Area Network and a music system for the gymnasium.

The following are recommended actions for the next five years, including scheduled replacements:

- Install additional electrical branch circuit panelboards
- Replace existing fire alarm system

Overall the electrical system is Condition 4 - Acceptable.

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\*

Structural drawings were not available for review during the assessment. The type and extent of building foundations could not be confirmed. However, no evidence of significant building settlement or displacement was identified in the building interior and exterior finishes. No repairs are anticipated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

### A1030 Slab on Grade\*

The floors throughout the school are cast in place slab on grade concrete with varying toppings. No evidence of significant cracking or movement of the concrete slabs on grade was observed. Significant repairs are not anticipated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

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

The building frame consists of cement masonry block supporting the roof structural frame. No evidence of displacement or cracking was observed on the interior and exterior wall finishes. Significant repairs are not anticipated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

### B1010.02 Structural Interior Walls Supporting Floors\*

Structural interior walls are similar to B1010.01 Building Frame (cement masonry block). No evidence of displacement or cracking was observed. Significant repairs are not anticipated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

### B1010.03 Floor Decks, Slabs, and Toppings\*

The gymnasium flooring consists of hardwood on strapping on the slab on grade floor structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

### B1010.05 Mezzanine Construction\*

The gymnasium stage area is the only 'mezzanine' structure in this school. The stage consists of a wood frame structure supporting wood flooring. No structural issues were identified or reported. Significant repairs are not anticipated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

### B1020.01 Roof Structural Frame\*

The roof structural frame consists of metal roof decking on open web steel joists and steel girders bearing on the cement masonry block interior and exterior walls. No evidence of corrosion, sag, displacement, etc. was observed. Significant repairs are not anticipated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

**B1020.06 Roof Construction Fireproofing\***

Where observed in the boiler room, the roof construction fireproofing consists of a sprayed-on mineral fibre (non-asbestos) fireproofing.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	100	NOV-05

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

The exterior cladding consists primarily of red clay masonry brick veneer with cement masonry block back-up walls. No evidence of significant cracking, displacement, deterioration or physical damage was observed. However, metal flashing was absent at the top of the wing-wall projections at building corners and adjacent to entryways.

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

**Event:** Provide metal copings at wing-wall projections.

**Concern:**

Metal flashing or other means to seal the wall cavity was missing at the top of the masonry brick wing-wall projections at building corners and adjacent to entryways.

**Recommendation:**

Provide metal copings to prevent deterioration through moisture ingress and cyclical freeze-thaw action.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$5,350	Low

*Updated: February 15 2006*

**B2010.01.06.03 Metal Siding\*\***

Skylights above the central open classroom area are clad with prefinished metal siding. The metal siding has faded through environmental exposure but otherwise was observed to be adequate. No action is required at this time.

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

**B2010.01.08 Cement Plaster (Stucco): Ext. Wall\***

The top band around the perimeter of the exterior walls consists of painted cement plaster on hardboard backing. The boiler chimney above the roof has painted cement plaster on cement masonry block. The cement plaster is peeling and cracking in all areas examined.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	NOV-05

**Event:** Refinish cement plaster exterior wall/chimney finishes.

**Concern:**

Cement plaster wall finishes on the exterior perimeter walls and boiler exhaust chimney is cracked and peeling throughout.

**Recommendation:**

Refinish cement plaster exterior wall/chimney finishes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$26,750	Low

*Updated: February 15 2006*



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

Adequate. See comments with respect to B2010.01.11 Joint Sealers.

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

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

Joint sealers (caulking) in exterior expansion joints, masonry control joints, surrounding windows and door assemblies, etc. have typically failed and have surpassed its useful life expectancy. Replacement is required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	15	NOV-05

**Event:** Replace all exterior wall joint sealers.

**Concern:**

Joint sealers (caulking) in the exterior wall construction are brittle, cracked and / or have fallen out. Joint sealers were absent around utility penetrations through the exterior walls (i.e., gas service entry).

**Recommendation:**

Replace all exterior wall joint sealers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$32,100	High

*Updated: February 15 2006*

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

Adequate. No repair items identified.

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

### B2010.09 Exterior Soffits\*

Roof overhangs are entryways have textured cement plaster finishes on hardboard, or painted plywood soffits.

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

**Event:** Repaint exterior soffits.

**Concern:**

Painted finishes on exterior soffits are discoloured and faded.

**Recommendation:**

Repaint exterior soffits.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$1,605	Low

*Updated: February 15 2006*

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

The windows are original (1969) non-operable metal and glass units with sealed insulated glazing units (IGUs) in aluminum frames. Sill flashing at the exterior is aluminum. No evidence of condensation, moisture ingress or air filtration was observed or reported.

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

**Event:** **Replace original aluminum windows.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$48,150	Unassigned

*Updated: February 15 2006*

**B2020.01.01.05 Wood Windows (Glass & Frame)\*\***

Window walls adjacent to entryways have original (1969) non-operable sealed IGUs in painted wood frames. No evidence of condensation, moisture ingress or air infiltration was observed.

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

**Event:** **Replace wood frame window walls at entryways.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$10,700	Unassigned

*Updated: February 15 2006*

**B2030.01.10 Wood Entrance Door\*\***

All entrance doors are original (1969) painted wood in wood and steel frames with original hardware. The doors appeared to be well maintained but due to age, failure of the hardware (i.e., handsets, hydraulic closers, etc.) is expected. Entry doors do not have electronic openers and are not barrier-free accessible.

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

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

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



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

All roof areas have two-ply modified bitumen membrane roofing (SBS) systems and are drained via positive slopes built into the structure to direct surface runoff toward roof area drains. The SBS roofing systems were installed in 1991 and appeared to be functioning with no evidence of significant deterioration. Minor repairs can be handled as routine maintenance under existing operating budgets.

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

**Event:** **Lifecycle replacement of SBS roofing systems.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$90,950	Unassigned

*Updated: February 15 2006*

**B3020.01 Skylights\*\***

Skylights with vertical frosted sealed insulated glazing units in aluminum frames are installed above the central open-concept classroom areas. No evidence of condensation, moisture ingress or air infiltration was observed. Exterior joint sealers (caulking) has failed and separation of metal flashing as resulted from icing on the exterior surface. Costs are included above in B2010.01.11 Joint Sealers, and are not repeated herein.

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

**B3020.02 Other Roofing Openings (Hatch,Vent, etc)\***

Roof access is via an interior ladder in the maintenance office through a roof access hatch. The hatch was operable but preventative maintenance is required to offset deterioration through exposure and corrosion. The cost for repair is minimal (i.e., <\$500) and therefore has not been included herein.

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

### S3 INTERIOR

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

Interior fixed partitions consist of plaster finishes on wood or metal stud framing and/or cement masonry block interior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	NOV-05

#### C1010.02 Interior Demountable Partitions\*

Demountable partitions with fabric cover are provided along the east-west corridors between classrooms.

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

#### C1010.03 Interior Operable Folding Panel Partitions\*\*

Interior operable folding panel partitions with fabric cover are provided at the stage area in the gymnasium and at the auxiliary classroom (room 103). Replacement is not anticipated.

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

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

Interior swinging doors are original laminated or painted wood with original hardware. Handsets are original turn-knob style.

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

**Event:** Replace original handsets with lever-action type for barrier-free access.

**Concern:**

Handsets on interior doors are original turn-knob type.

**Recommendation:**

Replace original handsets with lever-action type for barrier-free access.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$3,210	Low

*Updated: February 15 2006*

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

Interior fire doors outside the boiler and technical rooms, are ULC 1-3/4 hr. rated. There are no fire doors in the corridors. As well, the fire door to the boiler room is in contact with the floor and sticks in the open position. The cost of repair for the boiler room door is minimal (i.e., <\$250) and therefore the cost has not been provided herein.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
1 - Critical	0	50	NOV-05

**Event:** **Provide fire doors with magnetic door hold open devices at corridor intersections.**

**Concern:**

Fire doors in the corridors have been removed previous to this assessment for an undisclosed reason.

**Recommendation:**

Provide fire doors with magnetic door hold open devices integrated with the fire alarm control at corridor intersections.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Code Repair	2006	\$8,025	High

*Updated: February 15 2006*

### **C1030.01 Visual Display Boards\*\***

Adequate. Whiteboards and bulletin boards are provided in classroom areas.

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

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

Toilet partitions are original prefinished metal floor and wall mounted assemblies, and appeared to be well maintained. However, no barrier-free stalls have been provided.

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

### **C1030.08 Interior Identifying Devices\***

Interior identifying devices are minimal due to open concept of classroom layout. Where provided, identifying devices are engraved plastic models.

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

### **C1030.12 Storage Shelving\***

Storage shelving are original painted or lacquered wood and metal/wood composite. There appeared to be sufficient storage units provided and they appeared to be well maintained.

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

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

Washroom accessories include toilet roll and paper towel dispensers, waste baskets, wall-mounted mirrors and liquid soap dispensers. Water closets have manual flush valves and urinals have raised flush tank on timers. Washbasins have original faucet sets. No barrier-free fixturing have been provided.

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

**Event:** Provide barrier-free faucet sets in washrooms.

**Concern:**

No barrier-free faucet sets have been provided in washrooms.

**Recommendation:**

Provide barrier-free faucet sets in washrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$2,140	Unassigned

*Updated: February 15 2006*

**Event:** Replace manual flush valves at water closets and timed flush tank above urinals.

**Concern:**

Water closets have original manual flush valves, are not efficient and waste water.

**Recommendation:**

Replace manual flush valves and flush tank with energy efficient sensor-operated flush valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$8,025	Low

*Updated: February 15 2006*

### C1030.17 Other Fittings\*

Wall-mounted wood and metal coat racks are provided in the north-south corridor. Coat racks appeared to be well maintained.

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

### C2010 Stair Construction\*

Stairs from the corridor to the main floor level of the gymnasium are cast in place concrete construction. Stairs from the stage to the gym floor are wood. Stairs appeared to be well maintained with no obvious deficiencies. Replacement and major repairs are not anticipated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

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

Stairs from the corridors to the main gym floor level have wall-mounted metal and vinyl railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	NOV-05

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

Interior gypsum board walls are painted and appeared to be adequate. See C3010.11 Interior Wall Painting.

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

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

Ceramic wall tiles are provided adjacent to and between urinals in the boys washrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	50	NOV-05

### **C3010.09 Acoustical Wall Treatment\*\***

Acoustical wall treatment consists of fabric coverings on some fixed and operable partitions.

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

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

Interior wall paint appears updated. Periodic repainting is expected to maintain interior appearances.

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

**Event:** **Repaint interior walls.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2010	\$16,050	Unassigned

*Updated: February 15 2006*

### **C3020.01 Concrete Floor Finishes (Paint)\***

Mechanical/technical rooms, storage closets and the maintenance office have painted slab on grade concrete floors.

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

**Event:** **Repaint concrete floor finishes.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2010	\$2,140	Unassigned

*Updated: February 15 2006*

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

Vinyl composite tile is provided in hallways, classroom and office areas. Tile flooring appears to be well maintained. Replacement is not anticipated.

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

### C3020.04 Wood Flooring\*\*

Hardwood flooring in the gymnasium appear to be adequate but the wood flooring on the stage is worn, marred and gouged.

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

**Event:** Refinish gym wood flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,350	Unassigned

*Updated: February 15 2006*

**Event:** Resurface stage area wood flooring.

**Concern:**

The stage wood flooring finishes are worn and require refinishing.

**Recommendation:**

Refinish stage area wood flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$2,140	Low

*Updated: February 15 2006*

### C3020.08 Carpet Flooring\*\*

Carpet flooring in the classrooms and library resource centre were replaced in approximately 1998 / 1999.

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

**Event:** Replace carpet flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$85,600	Unassigned

*Updated: February 15 2006*

### C3020.10.02 Slip-Resistant Floor Treatment

Boys and girls washroom floors have seamless slip-resistant floor treatment. Minor scuffing and marks were identified but the floor treatment otherwise appeared to be well maintained. Replacement is not anticipated.

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

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

Gypsum board ceilings are painted or have stipple texture coating.

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

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

Suspended T-bar acoustic ceilings are provided in the classrooms, offices and copy room/infirmary areas.

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

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

Interior ceiling paint appeared adequate but fading.

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

**Event:** Repaint interior gypsum ceilings and bulkheads.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,210	Unassigned

*Updated: February 15 2006*

### C3030.08 Ceiling Trim and Decoration

At the intersection of the main hallways near the office area there is a suspended wood ceiling decoration.

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

### C3030.09.01 Linear Metal Ceilings

Linear metal ceilings are provided in the gymnasium and library areas.

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

### C3030.09.03 Textured Gypsum Ceiling Panels

Suspended ceilings in the corridors and hallway have painted stipple coating on gypsum ceiling board.

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



## S4 MECHANICAL

### D2010.01 Water Closets\*\*

There are approximately 20 tankless vitreous china water closets in the building. Flush valves were replaced in approximately 2002.

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

### D2010.02 Urinals\*\*

There are approximately 6 floor-mounted vitreous china urinals in the building.

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

### D2010.03 Lavatories\*\*

There are approximately 16 vitreous china lavatories in the building.

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

### D2010.04 Sinks\*\*

(Mixed vintage, original and ~2000) There are approximately 10 miscellaneous sinks in the building. Sinks in the classrooms and staff room are stainless steel or enameled steel. The sinks in the janitor's rooms are enameled steel

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

**Event:** Replace existing enameled steel sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,210	Unassigned

*Updated: February 15 2006*

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

(~1995) There are approximately 3 non-refrigerated vitreous china drinking fountains in the building.

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

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

Domestic water piping is copper throughout the building.

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

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

There are backflow prevention devices (BFPs) present on the domestic water supply, boiler feed water supply, evaporative cooler supply, and fire standpipe systems.

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

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

(1996) Domestic hot water is supplied to the building by a single John Wood domestic hot water heater tank.

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

**Event:** Replace existing domestic hot water heater tank.

**Concern:**

Existing domestic hot water heater is nearing the end of its service life.

**Recommendation:**

Replacement of domestic hot water heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$1,070	Medium

*Updated: February 15 2006*

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

Waste and vent piping is generally cast iron and original to the construction of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	NOV-05

#### D2040.01 Rain Water Drainage Piping Systems\*

Rain water drainage piping is generally cast iron and original to the building construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	NOV-05

#### D2040.02.04 Roof Drains\*\*

The roof incorporates roof drains which are each fitted with gravel/debris strainers.

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

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

The natural gas supply is provided above grade on the north side of the building. The piping feeds the boiler and domestic hot water tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	NOV-05

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

The building's heating plant consists of two Beaver hot water boilers that are original to the building (i.e. approximately 36 years old).

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

**Event:** Replace Boilers

**Recommendation:**  
Replace Boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$53,500	Unassigned

*Updated: February 15 2006*

#### D3040.01.01 Air Handling Units: Air Distribution (Gymnasium)\*\*

(1999) A single Engineered Air heating-only rooftop unit supplies heated ventilation air to the gymnasium.

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

#### D3040.01.01 Air Handling Units: Air Distribution (Main Building)\*\*

An original interior air handling unit supplies tempered air to the classrooms throughout the building. The main air handling unit contains a supply fan, preheat coil, and outdoor air mixing section.

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

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

Hot water distribution piping is original cast iron piping throughout the building.

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

**Event:** Replace hot water distribution systems.

**Recommendation:**  
Lifecycle replacement of hot water distribution systems.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$44,940	Unassigned

*Updated: February 15 2006*

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

Washroom and other miscellaneous building exhaust is provided by a variety of original roof mounted exhaust fans.

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

#### D3050.05.01 Convectors\*\*

Primary heating is provided throughout the building by wall mounted convection heaters.

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

#### D3050.05.02 Fan Coil Units\*\*

Supplementary heating is provided to entranceways throughout the building by fan coil units tied into the main hot water heating system.

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

#### D3060.02.02 Pneumatic Controls\*\*

Building controls are pneumatic and provide no energy management functions. Control air is provided by an original Honeywell compressor located in the boiler room. The control air compressor has a recently replaced motor (~1995).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	NOV-05

**Event:** Upgrade controls to direct digital control system.

**Concern:**

Older pneumatic controls do not provide energy efficiency functions.

**Recommendation:**

Upgrade controls to direct digital controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$42,800	Unassigned

*Updated: February 15 2006*

#### D4010 Sprinklers: Fire Protection\*

The entire building is protected by an original wet-pipe sprinkler system.

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

#### D4020 Standpipes\*

The building is equipped with a cast iron standpipe system complete with fire hoses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	NOV-05

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

Fire extinguishers are located at fire hose stations throughout the building.

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

**S5 ELECTRICAL****D5010.03 Main Electrical Switchboards (Main Distribution)\*\***

The main electrical service is 400 Amps, 120/208 Volts, 3 Phase.

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

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

Electrical sub-panels throughout the building appear to be original. All observed panels were near capacity.

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

**Event:** **Install additional electrical branch circuit panelboards.**

**Concern:**

Electrical distribution system has no additional capacity.

**Recommendation:**

Install additional electrical branch circuit panelboards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$4,280	Low

*Updated: February 15 2006*

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

The building wiring is mixed vintage, having been added as-required. All wiring observed was in conduit.

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

**D5020.02.02.01 Interior Incandescent Fixtures\***

Interior lighting in auxillary spaces (mechanical rooms, janitorial closets, etc.) is predominantly incandescent.

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

**D5020.02.02.02 Interior Florescent Fixtures\*\***

(2000) The majority of the interior lighting is provided by fluorescent fixtures using T8 technology.

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

### D5020.02.03 Emergency Lighting\*

Building emergency lighting is provided by 12 Volt light heads powered by battery packs. The building is also equipped with incandescent Exit signs.

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

**Event:** Replace existing original emergency lighting.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$28,890	Unassigned

*Updated: February 15 2006*

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

A small number of wall mounted high pressure sodium fixtures provide outdoor lighting.

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

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

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

**Event:** Replace existing fire alarm system.

**Concern:**

The existing fire alarm system is outdated and does not provide the current standard of protection to the building.

**Recommendation:**

Replace existing fire alarm system with a multi-zone system as per current standards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$12,840	Medium

*Updated: February 15 2006*

### D5030.02.02 Intrusion Detection\*\*

(~2000) The building is equipped with a Silent Knight supervised security system, complete with motion detectors and door bugs.

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

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

(~1980) The building is equipped with a Simplex master clock system that controls the bells. Clocks observed in the classrooms were not part of the system.

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

#### D5030.04.01 Telephone Systems\*\*

(~1985) The building is equipped with a Nortel Meridian telephone system.

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

#### D5030.04.04 Data Systems\*\*

(2002) The building is serviced by a Bell fiberoptic internet system.

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

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

(~2000) The school's computer system has Category 5 wiring throughout the building.

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

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

(~1989) The building is equipped with a Bogen PA system.

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



## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.02 Library Equipment\*

Library equipment provided appears to be adequate for the current occupancy levels. No action is anticipated.

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

### E1020.03 Theater and Stage Equipment\*

Stage equipment includes stage lighting and draperies. The lighting is reported to be adequate.

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

### E1090.01.01 Vacuum Cleaning Systems\*

Portable vacuums are provided for janitorial staff.

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

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

Solid waste bins are provided by, owned and maintained by a third party waste hauling contractor.

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

### E1090.04 Residential Equipment\*

Residential equipment is limited to a residential refrigerator and dishwasher in the staff lounge.

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

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

Athletic equipment and wall-mounted wood and metal climbers in the gymnasium appeared to be adequate and well maintained. Outside basketball backboards are weathered and not plumb.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	NOV-05

#### Event: Replace outside basketball backboards.

##### **Concern:**

Outside basketball backboards are aged, weathered and no longer vertical / plumb.

##### **Recommendation:**

Replace outside basketball backboards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$3,210	Low

Updated: February 15 2006

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

Adequate. Consists of original painted cabinets, bulletin board framing, coat racks. Well maintained - replacement is not anticipated.

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

**E2010.02.07 Kitchen Casework\***

Adequate. Consists of original kitchen counters and cabinets. Well maintained. Replacement is not required and would be at the discretion of the school board.

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

**E2010.02.09 Library Casework\***

Adequate. Consists of original wood book shelving and librarian desk, counters and cabinets. Well maintained. Replacement is not required and would be at the discretion of the school board.

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

**E2010.03.01 Blinds\*\***

Venetian blinds are provided in classrooms. Blinds were full functional during the assessment but are aged. Replacement is anticipated in the next 5 years.

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

**Event: Replace classroom blinds**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2010	\$8,025	Unassigned

*Updated: February 15 2006*

**E2010.03.06 Curtains and Drapes\*\***

Curtains and drapes are limited to the stage area. Adequate and well maintained. Replacement is not anticipated.

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

**E2020 Moveable Furnishings\***

Moveable furnishings include: classroom and teacher desks, tables and chairs; moveable chair/table combination units; book shelving on casters; office desks, chairs and computer tables; and, staff lounge table, chairs and coffee table. Although aged, no evidence of deterioration or loss of function was identified or reported. Replacement would be at the discretion of the school board.

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

**F2020.01 Asbestos\***

The school has an asbestos survey and management plan maintained at the site.

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

**F2020.02 PCBs\***

No visible signs of staining around electrical equipment was observed during the assessment.

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

**F2020.04 Mould\***

None observed or reported

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

**F2020.09 Other Hazardous Materials\***

None observed or reported.

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

## S8 FUNCTIONAL ASSESSMENT

### K3020 Indoor Environment

Reported to be adequate.

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

### K40 Current Code Issues

No issues reported or identified.

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

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

Adequate.

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

### K4010.02 Barrier Free Entrances

Main entrance provides unobstructed entry but requires electronic door opener.

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

**Event:** Provide electronic door opener at main entrance.

**Concern:**

The main entrance is flush with the entry walkway way but is without assisted door openers.

**Recommendation:**

Provide electronic door opener at main entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$1,605	Low

*Updated: February 15 2006*

### K4010.03 Barrier Free Interior Circulation

The gymnasium floor area is not barrier-free accessible.

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

**Event:** **Provide barrier-free access to the main floor area of the gymnasium.**

**Concern:**

The main floor area of the gymnasium is not accessible to persons with disabilities.

**Recommendation:**

Install a chairlift to allow barrier-free access to the main floor area of the gymnasium.

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

*Updated: February 15 2006*

### K4010.04 Barrier Free Washrooms

None provided.

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

**Event:** **Provide barrier-free washroom(s)**

**Concern:**

There are no barrier-free washrooms provided at this school.

**Recommendation:**

Either provide one unisex barrier-free washroom or upgrade stalls, sinks and accessories in existing washrooms to provide for barrier-free compliance. Cost provided is for construction on a unisex handicap washroom (presuming space is provided).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$8,025	Low

*Updated: February 15 2006*

# **RECAPP Facility Evaluation Report**

**Fred Seymour Elementary School**

S2642  
Calgary

**Facility Details**

**Building Name:** Fred Seymour Elementary S  
**Address:**  
**Location:** Calgary  
  
**Building Id:** S2642  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:**  
  
**Evaluation Date:**  
  
**Evaluator Name:**

**Total Maintenance Events Next 5 years:** **\$77,040**  
**5 year Facility Condition Index (FCI):** **0%**

**General Summary:**

Staff parking lot is deteriorated with track rutting, depressions and alligator cracking. Repairs and an asphalt overlay are required. The fire lane surrounding the school has both asphalt and gravel paving. Transitions between asphalt and gravel may impede emergency vehicle access, and the asphalt is deteriorated. Reconstruction of the asphalt and paving of the gravel is recommended.

A stockpile of excess gravel near the south corner of the school poses a safety concern due to a potential trip hazard. Removal and restoration of the sod is recommended.

General condition of the site is rated as 4 - Acceptable.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

**Rating Guide**

<b>Condition Rating</b>	<b>Performance</b>
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****G2010.02.01 Aggregate Roadway (Gravel)\*\***

The fire lane surrounding the school has asphalt and gravel paving. The transition between the two surfaces potentially impedes vehicular access.

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

**Event:** Pave aggregate roadway surrounding the school

**Concern:**

The fire lane surrounding the school has both aggregate and asphalt paving. The transition between the two surfaces potential impedes vehicular access.

**Recommendation:**

Pave aggregate roadway surrounding the school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$64,200	Medium

*Updated: February 22 2006*

**G2010.02.02 Flexible Pavement Roadway (Asphalt)\*\***

The fire lane surrounding the school has asphalt and gravel paving. The asphalt is in distress with significant cracking and deteriorated / broken edging.

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

**Event:** Reconstruct asphalt roadway surrounding the school.

**Concern:**

The asphalt roadway surrounding the school is in distress with significant cracking and deteriorated / broken edging.

**Recommendation:**

Reconstruct asphalt roadway surrounding the school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$64,200	Medium

*Updated: February 22 2006*

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

Asphalt-paved staff parking with approximately 14 stalls is provided southwest (south) of the school main entrance. Additional visitor parking is available along adjacent city streets.

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

#### Event: Repair and resurface asphalt parking lot.

##### **Concern:**

The staff parking asphalt surface is deteriorating with track rutting, depressions, surface ravelling and alligator cracking.

##### **Recommendation:**

Excavate and patch areas of alligator cracking and resurface asphalt parking lot.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$5,885	Low

*Updated: February 22 2006*

### G2020.06.01 Traffic Barriers\*

Traffic barriers are limited to pinned precast concrete curbing and car plug rails.

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

### G2020.06.03 Parking Lot Signs\*

Parking lot signs are provided at the entrance driveway. Handicap parking signage is not provided. Provision of signage is expected to be less than the minimum threshold cost for this assessment (\$1,000) and therefore has not be included herein.

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

### G2020.06.04 Pavement Markings\*

Pavement markings for parking stalls and play areas is deteriorated and not legible.

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

**Event:** Periodic repainting of pavement markings is expected.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$3,210	Unassigned

*Updated: February 22 2006*

**Event:** Repaint pavement markings.

**Concern:**

Paving markings for parking stalls and pay areas are deteriorated and not legible.

**Recommendation:**

Repaint pavement markings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$3,210	Low

*Updated: February 22 2006*

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

Adequate. The sidewalk from the street side to the main entrance consists of concrete paving.

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

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

Exterior concrete steps are provided at the rear and side entrances.

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

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

There is an asphalt-paved play area on the north side of the school. The play area was partly snow covered, but where visible, pavement markings are deteriorated (refer to G2020.06.04 Pavement Markings) and cracks were visible.

Athletic fields are sodded.

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

**Event: Remove gravel stockpile and restore sod.****Concern:**

A stockpile of gravel was observed near the south corner of the school. Children have been playing and digging in the gravel and deep depressions were observed. The depressions pose a trip hazard / safety concern.

**Recommendation:**

Remove gravel stockpile and restore sod.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$1,605	High

*Updated: February 22 2006*

**Event: Seal cracks in the asphalt-paved play area.****Concern:**

Random cracking in the asphalt-paved play area was visible in snow-free sections.

**Recommendation:**

Seal cracks to prevent further deterioration and a potential trip hazard due to frost heave.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,140	Low

*Updated: February 22 2006*

**G2040.05 Site and Street Furnishings\***

A creative play structure is provided adjacent to the asphalt-paved play area on the north side of the school. Bicycle racks are provided.

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

**G2040.06 Exterior Signs\***

Adequate. School signage is posted on the upper wall of the auxiliary room facing the street and is clearly visible.

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

### **G2040.08 Flagpoles\***

Adequate.

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

### **G2050.04 Lawns and Grasses\***

Lawns along the front (west) of the school. Athletic fields are grassed.

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

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

Trees, shrubs and flower beds accent the front lawn along the west side of the school. Tree branches overhanging the roof should be trimmed to prevent abrasion and roofing damaged due to wind action. The annual estimated cost is less than the threshold minimum (\$1,000) for this assessment and has not been included herein.

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

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

Site domestic water enters the school boiler room along the north side of the building. Domestic water distribution is by copper pipeline throughout the school and the supply is reported adequate with no reported or observed deficiencies.

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

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

Site fire protection water supply is provided by buried main from the adjacent street. Hose racks are provided in hallways. Adequate.

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

### **G3020.01 Sanitary Sewage Collection\***

Sanitary sewage is collected in buried pipeline and discharges to the municipal sanitary sewer system. No drainage issues or deficiencies were observed or reported.

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

### **G3030.01 Storm Water Collection\***

Storm water from the roof areas is collected by internal rainwater leaders (cast-iron) and discharges to the city storm sewer system. Storm water in athletic fields and paved parking / play areas drains via surface runoff and absorption in grassed areas. No drainage problems were reported and no evidence of surface water retention was observed.

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

### **G3060.01 Gas Distribution\***

Natural gas supply is via buried pipeline. The gas supply is reported to be adequate with no reported interruptions.

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

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

Electrical supply is via buried conductors to an on-site pad-mounted transformer along the south side of the school. The power supply transfers to the main electrical room via buried conductors and is distributed throughout the school via copper cabling.

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

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

Car plug-ins are provided along the perimeter of the staff parking lot. Outlets are mounted on preserved wood rails and painted metal posts.

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

#### G4020.01 Area Lighting\*

Area lighting is by wall mounted high intensity discharge fixtures and neighbouring streetlights. The adequacy of area lighting was not assessed due to inspection during daylight hours; however, a damaged incandescent fixture at the fire door on the south-southwest side of the school was observed. Replacement of the fixture can be handled as routine maintenance under existing budgets and additional finding has not been provided.

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