

RECAPP Facility Evaluation Report

Calgary School District #19



Highfield Place

B5773A

Calgary

Facility Details

Building Name: Highfield Place
Address: 3610 - 9 Street S. E.
Location: Calgary

Building Id: B5773A
Gross Area (sq. m): 14,130.00
Replacement Cost: \$0
Construction Year: 1963

Evaluation Details

Evaluation Company: Quinn Young Architects
Evaluation Date: November 4 2005
Evaluator Name: Mr. Sheldon Quinn

Total Maintenance Events Next 5 years: **\$1,986,455**
5 year Facility Condition Index (FCI): **0%**

General Summary:

This 14130 sq. m. building was constructed in 1963 and serves as a warehouse, maintenance and support services office space. The building is mostly one storey with a small two storey area located near the south end of the building

Structural Summary:

C.I.P. concrete piles and perimeter foundation wall with steel columns supporting OWSJ and a metal pan roof. The structure is in acceptable condition.

Envelope Summary:

The exterior is clad with a brick skin, exposed concrete block walls, a combination of wood and galvanized metal/aluminum windows and an SBS roof. The roof is in good condition and the walls are in marginal condition with exterior doors and windows requiring replacement and mortar joints and control joints requiring repair or replacement.

Interior Summary:

The interior has a wide variety of finishes ranging from combustible construction through to recently upgraded areas using steel studs and drywall partitions and some partition system walls. The Interior is generally in acceptable condition with a few older areas requiring code repair and upgrading to remove combustible materials and to provide proper fire separations.

Mechanical Summary:

The mechanical system is a central steam boiler system with a combination steam distribution system in the shops and warehouse area and hot water heating in the administration area. Ventilation is provided by steam ventilation units and gas fired roof top units. Controls are a mix of pneumatic electric with a DDC system which controls stop, start for the air handling and rooftop units and in door out door water temperature schedule for the boiler system. Fire protection is with a combination wet dry sprinkler system and fire extinguishers throughout the facility. Overall the mechanical system is acceptable.

Electrical Summary:

The electrical service is original 1963 vintage. It is fed with a 1000 KVA transformer which was replaced in the early 1970's. Voltage is 120/208 3 phase 4 wire. The main CDP is almost at full capacity. The panels are original full and are fairly full from growth. There are 2 different phone systems: one is a Centrix and one is a Nortel system. Recommendation is to change in future to a PRI style system for added security and greater user functionality. The PA system is original vintage and operates well. The data network is up to current standards and consists of mainly fibre backbone and CAT 5E to desktops. There are some explosion light fixtures in the paint booth that should be upgraded for efficiency reasons. Some exterior lights are incandescent and should be upgraded to metal halide wall packs for lower operating costs and maintenance issues. Overall condition rating is 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*

Concrete piles and exterior grade beams throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

A1030 Slab on Grade*

Concrete slab on engineered fill. Hairline cracking in numerous locations due to some settlement. Some areas have been patched to level floor at crack locations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

A2020 Basement Walls (& Crawl Space)*

Concrete reinforced Basement walls at Boiler room (approx. 50 sq. m.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

B1010.01 Floor Structural Frame*(Building Frame)

Steel Columns, beams and open web steel joists, metal decking with concrete topping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

B1010.02 Structural Interior Walls Supporting Floors*

Concrete block walls supporting concrete ceiling which forms mezzanine floor above rooms 107-110, 125 and 126

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

B1010.03 Floor Decks, Slabs, and Toppings*

Reinforced concrete deck above rooms 107-110, 125 and 126
Concrete topping in metal pan at second floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

B1010.05 Mezzanine Construction*

concrete floor deck above 107-110 and 125-126.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

B1010.06 Ramps: Exterior**

Checked metal plate ramp at entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	40	NOV-05

Event: **Replace steel ramp and bollards with concrete walk and cast-in place ramp**

Concern:

Grate is badly worn and rusting. Ramp is protected by steel bollards so that vehicles do not park in front. Ramp is used mainly for delivery access.

Recommendation:

Replace steel ramp and bollards with concrete walk and cast-in place ramp

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$4,280	Low

Updated: February 21 2006

B1010.07 Exterior Stairs**

Painted metal grate treads and steel angle stairs at east exit and service doors at shop areas. Railings do not conform to code requirements but because of restricted (non-public) use do not constitute a hazard. Some landing/deck surfaces are wood framed construction with concrete piles in sonotubes. One access ladder to landing at chemical storage room. One wall mounted access ladder where there is insufficient clearance at the drive aisle.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	NOV-05

B1010.07 Exterior Stairs -curb at cafeteria**

overheight curb at Cafeteria entrance has concrete slabs installed on asphalt drive-aisle to reduce riser height

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	40	NOV-05

Event: **Replace with proper curb cut and ramp walk up to sidewalk**

Concern:

Concrete slabs forming step from overheight curb

Recommendation:

Replace with proper curb cut and ramp walk up to sidewalk

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$1,605	Low

Updated: February 21 2006

B1010.07.01 Cast-in-place Concrete:Exterior Stairs

3 C.I.P. risers to concrete loading dock at North entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

B1010.09 Floor Construction Fireproofing*

Concrete slab above boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

B1010.10 Floor Construction Firestopping*

Gypsum board attached to u/s of joists to isolate mechanical services between floors. Some damage to drywall refer to F2020.04

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

B1020.01 Roof Structural Frame*

Open web steel joists and metal deck on steel columns throughout.
Plywood sheathing and wood framing has been used to fill in continuous skylight openings (combustible construction)
Refer to K40 for Code issue

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	100	NOV-05

B1020.04 Canopies*

Wood canopy over south exterior deck

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	100	NOV-05

Event: Replace joists, plywood roof sheathing and roofing

Concern:

Existing wood joists supported on steel columns with plywood deck. U/S of deck is water stained some rusting at wall header

Recommendation:

Replace joists, plywood roof sheathing and roofing and paint columns and exposed wood structure

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,350	Unassigned

Updated: February 21 2006

B1020.04 Canopies* - Main & Cafeteria Entrance

Painted Steel pan on steel columns. Structure not visible

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

B1020.06 Roof Construction Fireproofing*

Not applicable in a sprinklered facility of non-combustible construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick exterior on north , west and part of the south exterior wall. Minor brick damage at corners. Settlement has caused brick to crack at electronics shop on west face

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	75	NOV-05

Event: Patch and repair damaged mortar joints.

Concern:

Cracked mortar joints have been repaired. However damage due to settlement may require additional repairs

Recommendation:

Patch and repair damaged mortar joints. Monitor brick (maintenance) to determine if further settlement is occurring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$1,070	Low

Updated: February 21 2006

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Painted concrete block on east and part of south face. Paint on south corner is peeling Refer to B2010.01.13

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	75	NOV-05

B2010.01.06.03 Metal Siding** - South wall below wood canopy

Vertical metal siding on south wall below canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	NOV-05

B2010.01.06.03 Metal Siding** - upper wall at roof

1997: Upper wall at roof at warehouse/stores has been clad with sheet metal when roof was replaced

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	40	NOV-05

B2010.01.09 Expansion Control: Exterior Wall Skin*

Painted plywood control joints at brick and concrete block panels

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1963	75	NOV-05

Event: Repaint and caulk edges

Concern:

Paint is peeling and subsurface is exposed

Recommendation:

Repaint and caulk edges

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$4,280	Medium

Updated: February 21 2006

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

Caulking at windows and at joints

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	15	NOV-05

Event: Replace all caulking at all exterior joints

Concern:

Caulking is cracked and worn throughout

Recommendation:

Replace all caulking at all exterior joints

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$6,420	Low

Updated: February 21 2006

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

Painted window flashings on west wall
 Painted Control Joints Refer to B2010.01.09
 Painted metal deck on canopies at entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1963	15	NOV-05

Event: Paint south Panel and trim at loading dock door adjacent panel on east face

Concern:

Paint is peeling on Southeast corner of block wall

Recommendation:

Paint south Panel and trim at loading dock door adjacent panel on east face

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$1,070	Low

Updated: February 21 2006

Event: Remove peeled paint and apply new paint finish to u/s of canopies

Concern:

Paint is peeling at edges of canopy soffits

Recommendation:

Remove peeled paint and apply new paint finish to u/s of canopies after scupper locations are cleaned and free of debris

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

Updated: February 21 2006

Event: Replace flashings with new prefinished metal flashings

Concern:

Finish on all window flashings on the west side is peeling

Recommendation:

Replace flashings with new prefinished metal flashings. Coordinate flashing replacement with new windows. Refer to B2020.01.01.02

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$0	High

Updated: February 21 2006

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

Exposed foundation/grade beam. Minor hairline cracks in a few locations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

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

Painted Concrete Block wall on South and East faces. Minor damage to blockwork (maintenance)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

B2010.02.05 Wood Framing*: Ext. Wall Const.

Older perimeter shop walls and office areas are likely framed with wood studs due to the large number of original and older wood framed walls on the interior. There are no signs of interior surface damage (however walls do not conform to current code requirement of noncombustible construction) Refer to K40 for upgrading costs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	100	NOV-05

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

Shops and warehouse concrete block exterior wall with exterior paint finish no additional vapour barrier or insulation. Brick Clad north and west cavity walls - vapour retarders, air barriers and insulation not visible (no visible signs of problems)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	NOV-05

B2010.05 Parapets*

Flashed metal cants along roof edge

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

B2010.06 Exterior Louvers, Grilles, and Screens*

A mixture of aluminum and painted metal

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	20	NOV-05

Event: **Paint grille on North side and exhaust canopy on west side**

Concern:

Paint is peeling on grilles and exhaust canopy

Recommendation:

Paint grille on North side and exhaust canopy on west side

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$1,070	Medium

Updated: February 21 2006

B2010.09 Exterior Soffits*

76 ribbed metal cladding under entrance canopies. Refer to B2010.01.11 for painting costs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	NOV-05

B2020.01.01.01 Steel Windows (Glass & Frame)**

Galvanized metal frames with sealed units on west side office area
Carpentry shop windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	35	NOV-05

Event: Replace with aluminum windows and new sealed lites with venting

Concern:

Galvanized frames are peeling, units are old

Recommendation:

Replace with aluminum windows and new sealed lites with venting

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$96,300	Low

Updated: February 21 2006

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

Some Aluminum windows with wood interior casings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	NOV-05

Event: Replace alumnium windows throughout with energy efficient thermally broken units

Concern:

Windows are original with old sealed units.

Recommendation:

Replace alumnium windows throughout with energy efficient thermally broken units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,560	Unassigned

Updated: February 21 2006

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

Wood framed window on north shop wall with sealed lite
 Wood window at loading dock office with sealed glass lite
 Wood framed windows below canopy on south side with sealed glass lites

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	35	NOV-05

Event: Replace wood windows with new aluminum windows

Concern:

Wood windows are in various condition with older sealed lites. The building should be constructed of non-combustible construction.

Recommendation:

Replace wood windows with new aluminum windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$16,050	Low

Updated: February 21 2006

B2020.02.01 Aluminum-Framed Storefronts

Main and Cafeteria entrances are aluminum framed all glass systems

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	NOV-05

B2030.01.06 Automatic Entrance Doors**

Main entrance has auto-operators installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

B2030.01.10 Wood Entrance Door**

Man doors at sides and rear of building are all wood doors. Door hardware varies

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	30	NOV-05

Event: Replace all exterior wood doors with new hollow metal frames and insulated metal doors with new hardware

Concern:

Wood Doors and wood/metal frames are in various condition with various types of hardware.

Recommendation:

Replace all exterior wood doors with new hollow metal frames and insulated metal doors with new hardware

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$26,750	Low

Updated: February 21 2006

B2030.03 Large Exterior Special Doors*

Exterior Overhead doors throughout have all been replaced. The original overheight door at the loading dock is still in place but fixed in place with a new wood framed opening and door below. (Use of combustible construction is not per code)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

B3010.01 Deck Vapor Retarder and Insulation*

Water stains on ceiling tiles internally are likely due to previous conditions or mechanical leaks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

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

(1997) SBS roofing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	25	NOV-05

B3010.08.02 Metal Gutters and Downspouts**

Roof scuppers and downspouts to splashpads to lower roof
 Two downspouts to asphalt paved parking area at South canopy
 Downspouts at entrance canopies
 All other roof drains are internal

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

B3020.01 Skylights**

Pyramid Skylight with acrylic lite in maintenance office area.
 Sloped skylight in Purchasing with sealed glass lites
 Skytube in warehouse/inventory area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	20	NOV-05

Event: Replace edge trim, refix or replace peeling solar film, caulk joints in lite tube

Concern:

Minor repairs required to skylights

Recommendation:

Replace edge trim, refix or replace peeling solar film, caulk joints in light tube

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$1,070	Low

Updated: February 21 2006

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

Roof Access via steel ship ladder with landing and door at top.

All vents curbed and drains are depressed.

One roof top unit has been removed and exposed conduits need to be removed and sealed (maintenance)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Combination of concrete block and steel studs with drywall in renovated areas. Older interior partitions are constructed with wood framing Refer to C1010.01.07

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	50	NOV-05

Event: Install drywall or access panels around large mechanical units. Seal around all piping penetrations

Concern:

New partitions were installed and the building has been sprinklered throughout however corridors still require a smoke separation

Recommendation:

Install drywall or access panels around large mechanical units. Seal around all piping penetrations

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

Updated: February 21 2006

Event: Install steel or FRP to lower part of wall to protect wall from damage

Concern:

Drywall partitions damaged at wall in receiving area. Pallet movement and bulk materials have marred and damaged drywall

Recommendation:

Install steel or FRP to lower part of wall to protect wall from damage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$4,280	Medium

Updated: February 21 2006

Event: Remove loose wiring, reinstate drywall and repaint wall

Concern:

Damaged drywall due to communications cable installation on wall in Records Storage area

Recommendation:

Remove loose wiring, reinsistate drywall and repaint wall

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

Updated: February 21 2006

C1010.01.07 Framed Partitions (Wood Stud)

Offices and some corridor walls are wood studs with painted wood panels and perforated wood panels. Current code requires building to be of non-combustible construction refer to K40 for code upgrading costs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	NOV-05

C1010.02 Interior Demountable Partitions*

A combination of Partition Systems and Vinyl faced gypsum board have been used in some areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

C1010.03 Interior Operable Folding Panel Partitions**

Folding Panel Partition in Cafeteria

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	30	NOV-05

Event: Remove existing and install new folding partition c/w all associated hardware

Concern:

Original folding partition has been reported to be difficult to move

Recommendation:

Remove existing and install new folding partition c/w all associated hardware

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$16,050	High

Updated: February 21 2006

C1010.05 Interior Windows*

Single pane glazing in wood or steel frames throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	NOV-05

C1010.07 Interior Partition Firestopping*

Building has been sprinklered throughout and partitions do not require a fire rating however exit corridors should be fire separations (limit smoke movement) The Repair Garage and Storage Garage (Internal loading dock) require fire separations between adjacent office occupancies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	50	NOV-05

Event: Re-instate fire separations as required by code install new auto-operator at man doors.

Concern:

A 1 1/2 hr Fire Separation is required between a storage garage (loading dock) and adjacent occupancies. Separation is incomplete and doors are propped open.

Recommendation:

Re-instate fire separations as required by code install new auto-operator at main doors, so door remains in closed position when not in use, and still allow for hands free movement of materials

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$53,500	Medium

Updated: February 21 2006

Event: Replace walls at corridor and between shop and electronics area with fire rated separations. Install labeled doors

Concern:

Fire Separations at Repair Garage are incomplete. Wood studs and drywall partions are used to separate spaces. Wood doors at corridor have no ratings

Recommendation:

Replace walls at corridor and between shop and electronics area with fire rated separations. Install labeled doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$64,200	High

Updated: February 21 2006

Event: Seal openings around pipe penetrations and unfinished openings in upper wall at all corrdior locations.

Concern:

Pipe penetrations and opening in corridor walls throughout Shop area

Recommendation:

Seal openings around pipe penetrations and unfinished openings in upper wall at all corrdior locations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$8,560	High

Updated: February 21 2006

C1020.01 Interior Swinging Doors**

A variety of stained fir/ birch and painted wood doors in wood or metal frames throughout. Some doors have glass lites - size of lites varies. Doors in renovated areas are generally in acceptable to good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	50	NOV-05

Event: Install 16 stainless steel impact plates

Concern:

Doors into Carpentry shop are damaged due to dolly's

Recommendation:

Remove stainless steel kickplates, repair doors and repaint. Install 16 stainless steel impact plates to +/- 900 aff to protect doors along corridor 114

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$10,700	Low

Updated: February 21 2006

C1020.03 Interior Fire Doors*

Wood doors in wood frames to grounds (repair garage) and loading dock (storage garage). Refer to C1010.07 for costs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	50	NOV-05

C1020.04 Interior Sliding and Folding Doors*

Aluminum storefront folding security grille at corridor separating office/storage area from library services. Interior metal coil security shutter between corridor and Shipping & Receiving

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	NOV-05

C1020.05 Interior Large Doors*

Overhead garage doors between loading dock access corridor and Shipping/receiving

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	NOV-05

C1030.01 Visual Display Boards**

Tackboards, chalkboards and whiteboards in a variety of locations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	10	NOV-05

C1030.02 Fabricated Compartments(Toilets>Showers)**

Original painted metal toilet partitions in washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	20	NOV-05

Event: **Replace toilet partitions when washrooms are upgraded**

Concern:

Toilet partitions are old and parts are no longer available. Parts need to be salvaged from old materials if repairs are necessary

Recommendation:

Replace toilet partitions when washrooms are upgraded

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

Updated: February 21 2006

C1030.05 Wall and Corner Guards*

Stainless steel corner guards installed throughout. Some corridor walls protected with clearfinished mdf (combustible) MDF/Hardboard wall panels to protect lower part of wall in corridor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	15	NOV-05

C1030.08 Interior Identifying Devices*

Interior signage at main areas and on doors to shop areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	10	NOV-05

C1030.10 Lockers**

Metal lockers in welding/ grounds area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	30	NOV-05

Event: **Replace lockers with new**

Concern:

Old metal lockers are marred and dented

Recommendation:

Replace lockers with new

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

Updated: February 21 2006

C1030.12 Storage Shelving*

Wide variety of storage shelving throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	NOV-05

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet paper holders, paper towel dispenser, soap dispensers, garbage cans in all washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	NOV-05

C2010 Stair Construction*

Metal Steel stair with solid pan and closed riser to second level
 Metal Ship ladder to roof
 Wood Ship ladder to access mezzanine above paint booth
 Metal wall mounted access ladder to mezzanine above carpentry/lock shop areas
 Metal stairs and ladders with pipe rail handrails at loading dock
 Concrete stair to basement boiler room (minor damage due to wear)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

C2020.05 Resilient Stair Finishes**

VCT tile and cover vertical risers to second floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	NOV-05

C2020.08 Stair Railings and Balustrades*

Metal horizontal pipe rails on ship ladder
 Vinyl cover metal pickets to second floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

C2020.08.04 Wood Framed Railings and Balustrades

Wood railing at Loading dock

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	NOV-05

Event: Replace wood guard rail with painted metal tube railing.

Concern:

Wood guard railing does not provide lateral support required

Recommendation:

Replace guard rail with painted metal tube railing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$2,140	High

Updated: February 21 2006

C2020.11 Other Stair Finishes*

Concrete filled pan at loading dock
Steel grating on ship ladder to roof

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

C3010.01 Concrete Wall Finishes*

Painted Concrete block in most shop and office areas.
Unfinished concrete block in warehouse

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

C3010.02 Wall Paneling - Corridors**

Painted wall board and unfinished wall board panelling in corridors around Electronics area , in Storage room and at Financial Services area.
Access to Exit and corridors should be of non-combustible construction Refer to C1010.07 for costs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	30	NOV-05

C3010.02 Wall Paneling - Decorative**

Wall panelling in Conference room 'D' (offices) and Business Manager office in Financial services
T&G wood installed on wall in Safety Services reception area
Wall paneling in Medical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

C3010.04 Gypsum Board Wall Finishes*

Painted gypsum board walls in renovated areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	NOV-05

C3010.06 Tile Wall Finishes**

102 x 204 ceramic wall tiles in washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

C3010.09 Acoustical Wall Treatment**

Refer to F1020.02 for Sound booth

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	NOV-05

C3010.11 Interior Wall Painting**

Painted walls throughout. Minor damage in back corridors, where openings have been filled in and in storage areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	5	NOV-05

C3010.12 Wall Coverings**

Painted Vinyl wall covering in Finacial Services

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	10	NOV-05

C3020.01 Concrete Floor Finishes (Paint)*

Sealed and unfinished concrete floors in shop areas. New corridor walls have RCB missing in many areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	75	NOV-05

Event: Replace missing RCB

Concern:

RCB missing on newer walls

Recommendation:

Replace missing RCB

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

Updated: February 21 2006

C3020.02 Tile Floor Finishes**

76 x 76 and 25 x 25 ceramic floor tiles in washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

C3020.04 Wood Flooring**

Loading dock platform has been extended with heavy timber posts, beams, joists and plywood decking

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	25	NOV-05

Event: Relocate, or separate, Medical room from storage garage.

Concern:

Med. Room is constructed of combustible construction and the crawl space is open to the storage garage. There is a concrete staircace below indicating that this was once part of the loading dock.

Recommendation:

Relocate Medical room, and make space part of loading dock or construct new fire separation as required to separate area from storage garage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$32,100	Medium

Updated: February 21 2006

C3020.07 Resilient Flooring**

A combination of VAT and VCT floor tiles throughout office areas. VCT tiles have been installed over VAT tiles in some areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	20	NOV-05

Event: Remove VAT tiles and install VCT tiles

Concern:

Asbestos Tiles are present. Tiles in Key shop offices have been partially removed. Electronics shop has had carpet over tiles removed leaving exposed glue finish in storage area

Recommendation:

Remove VAT tiles and install VCT tiles. (Costs for Asbestos abatement included)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$7,490	Medium

Updated: February 21 2006

C3020.08 Carpet Flooring - Design & Construction services**

Open offices, offices and conference Room 'F' (at loading dock)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	10	NOV-05

Event: Carpet is soiled

Concern:

Carpet is soiled

Recommendation:

Continued use in this condition will reduce life expectancy with replacement required in 5 - 8 years

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$26,750	Unassigned

Updated: February 21 2006

C3020.08 Carpet Flooring - Facility Services**

Low pile loop carpet flooring

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	10	NOV-05

C3020.08 Carpet Flooring - Property & Planning/sound room**

Low pile carpet in offices and open office area (grey/beige loop)
 Original carpeting in sound room and booth (orange carpet)
 Storage room in Purchasing (red carpet)
 Storage room Support Services area (orange carpet)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1963	10	NOV-05

Event: **Carpet seams are deteriorating and carpet is worn**

Concern:

Carpet seams are deteriorating and carpet is worn

Recommendation:

Replace with new carpet

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$9,630	High

Updated: February 21 2006

C3020.08.03 Carpet Tile

Carpet tile in purchasing area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	0	NOV-05

C3020.09 Access Flooring**

Access flooring in network room (not reviewed because of security system). Ramp to door into room. Personnel reported no deficiencies with floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

C3020.11 Floor Painting

Sealed concrete floors with painted markings in shop areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	5	NOV-05

C3030.01 Concrete Ceiling Finishes*

Painted concrete ceiling at paint booth and keyshop/caroentry shop area. Refer to C3030.07

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	NOV-05

C3030.04 Gypsum Board Ceiling Finishes*

Painted. Refer to C3030.07

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

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

610 x 1220 acoustic ceiling tiles in office areas ranges from very good to poor.
 610 x 610 acoustic ceiling tiles in Supprt Services Manger Office (good)
 Acoustic ceiling tiles have been used for vertical changes in ceiling and are falling out.
 Acoustic ceiling tiles are stained in locations where piping leaks have occurred

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	25	NOV-05

Event: **Confirm piping leaks have been corrected and replace damaged ceiling tiles**

Concern:

Stained ceiling tiles in a variety of locations

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

Updated: February 21 2006

Event: **Replace ceiling tiles in second floor open office and storage areas**

Concern:

Ceiling tiles in Second floor storage room have been painted.
 Open office area is very dirty and stained

Recommendation:

Replace ceiling tiles in second floor open office and storage areas

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

Updated: February 21 2006

Event: **Replace media/library service ceiling system with new**

Concern:

Ceiling Tiles in Media/libray service area on main floor are old, worn and stained. Dirt and dust may affect operations

Recommendation:

Replace media/library service ceiling system with new

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$21,400	Low

Updated: February 21 2006

C3030.07 Interior Ceiling Painting**

Painted gypsum board in storage rooms.
 Painted metal pan in loading dock and shop areas(minor damage to painted metal pan in sheet metal shop)
 Painted concrete ceiling in purchasing storage room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	10	NOV-05

D1010.02 Lifts**

circa 1963: dumbwaiter to second level

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

S4 MECHANICAL

D2010.01 Water Closets**

Original floor mounted vitreous china flush valve water closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D2010.02 Urinals**

Original vitreous china floor recessed with infrared flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D2010.03 Lavatories**

Lavatories are original some are counter top steel enamel and some are vitreous china wall hung type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D2010.04 Sinks**

Original stainless steel counter top general purpose sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D2010.05 Showers**

Original acrylic shower enclosure with single lever trim.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D2010.08 Drinking Fountains / Coolers**

Original stainless steel refrigerated drinking fountain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D2010.09 Other Plumbing Fixtures**

Original enamelled cast iron wall mounted sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

D2020.01.01 Pipes and Tubes: Domestic Water*

All domestic water piping is copper original to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	NOV-05

D2020.01.03 Piping Specialties (Backflow Preventors)**

1995 backflow preventors have been installed on the new boilers and all three in coming domestic water services.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D2020.02.02 Plumbing Pumps: Domestic Water**

1990 recirculation pumps are provided on domestic hot water systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	NOV-05

D2020.02.04 Domestic Water Conditioning EquipmentCar Wash Heater.**

2005 new water softener for car wash water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	20	NOV-05

D2020.02.04 Domestic Water Conditioning EquipmentSteam Boiler Make Up Water**

2000 water softener for steam boiler make up water supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	10	NOV-05

D2020.02.06 Domestic Water HeatersBoiler Room**

1990 4 John Woods JW-402 NA 150 liter tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	NOV-05

D2020.02.06 Domestic Water HeatersCar Wash heater**

2005 new A.O.SmithBTRC-251-210.246 liter 225MBH water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	20	NOV-05

D2020.02.06 Domestic Water HeatersShops Compressor Room**

1990 John Woods 40gal residential type water heater tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	NOV-05

D2020.03 Water Supply Insulation*: Domestic

Domestic water pipe is insulated with fiberglass insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D2030.01 Waste and Vent Piping*

Original waste pipe and venting is cast iron bell and spigot and MJ type pipe.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

D2030.02 Waste Piping Specialties*

Original double compartment sump in wash bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

D2040.01 Rain Water Drainage Piping Systems*

Original cast iron bell and spigot and MJ pipe.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

D2040.02.04 Roof Drains**

Original roof drain steel body cast dome.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	NOV-05

D2090.01 Compressed Air Systems**

Original Twin dual compressors(two)original with steel pipe distribution for shops air and controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

D3010.02 Gas Supply Systems*

Original natural gas supply is steel pipe.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

D3020.01.01 Heating Boilers & Accessories: Steam**

2000 new steam boilers,Bryan Flex-Tube nmodelK450-S-15-GI-KDI

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	35	NOV-05

D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers**

Original brick chimney and combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	NOV-05

D3020.01.04 Water Treatment: Steam Boilers*

New manual water treatment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	NOV-05

D3020.04.03 Fuel-Fired Unit HeatersAuto Repair Bay**

1990 gas fired unit heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D3020.04.03 Fuel-Fired Unit HeatersLoading Dock**

1980 two gas fired unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D3020.04.04 Chimney (&Comb.Air):Fuel-Fired Heater*

Original galvanized chimneys.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D3030.06.02 Refrigerant Condensing UnitsFurniture Shop**

1985 two rooftop condensing unit Trane model RAUC-C156A.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D3030.06.02 Refrigerant Condensing UnitsMaintenance Stores.**

1985 two rooftop condensing units Trane model SACC-C156-A,SACC-C105-A.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D3030.06.02 Refrigerant Condensing UnitsPaint Shop**

1985rooftop condensing unit,Trane model RAUC-506-B

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D3040.01.01 Air Handling Units: Air DistributionGrouds,Carpentry and Warehouse Stores.**

Original 7 trane torivent steam ventilation units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

Event: Replace existing ventilation units.

Concern:

Equipment is past its life cycle.

Recommendation:

Rplace with new ventilation units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$224,700	Unassigned

Updated: February 21 2006

D3040.01.03 Air Cleaning Devices:Air Distribution*

1967 original Cyclone recirculating type dust collectors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D3040.01.04 Ducts: Air Distribution*

Original galvanized duct work on all air handling systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Original air outlets and inlets are a combination of aluminum and steel diffusers and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D3040.02 Steam Distribution Systems: Piping/Pumps**

All steam distribution piping is original steel.Three condensate tanks one new 2000 and the other two original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

Event: Steam distribution system replacement.

Concern:

Piping is at the end of its life cycle.

Recommendation:

Replace all piping with a new hot water heating system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$802,500	Unassigned

Updated: February 21 2006

D3040.03.01 Hot Water Distribution Systems**

Hot water distribution is provided in the administration area only,a combination of steel and copper pipe is used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	NOV-05

D3040.04.01 Fans: Exhaust**

Exhaust fans for washrooms,general overhead exhaust is original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D3040.04.01 Fans: ExhaustOverhead Tail pipe Exhaust**

Original exhaust fan for vehicle tail pipe exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D3040.04.01 Fans: ExhaustWelding Exhaust**

!1997 three new overhead articulating arm exhaust fans were add.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D3040.04.03 Ducts: Exhaust*

All exhaust ductwork is galvanized metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

D3040.04.05 Air Outlets and Inlets: Exhaust*

All inlet and outlet grilles are steel or aluminum.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

D3040.05 Heat Exchangers**

2000 new heat exchanger for hot water heating was installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	30	NOV-05

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

Administration Area - 1998 rooftop air conditioning unit.
 Classroom Unit - 1998 Lennox L series cooling only unit model LCA088SNIY
 Computer Training Classroom - 1985 rooftop air-conditioning unit only Lennox model CHA16-413-5Y
 Design and Construction - 1982 Eng-Air model FW-16-153 air conditioning only.
 Electronics Shop - 1985 Trane heating and cooling model SFCA-1253-HA.
 Glazing Shop - 2003 rooftop heat & cooling unit Trane model YCH-150C3LOCA gas fired unit.
 Lock Shop - 1985 heating and cooling unit Trane model SFHA-503-8C
 Mechanical and Carpenters Office - 1985 Trane cooling only unit.
 Property and Planning - 1985 Lennox heating and cooling model CGS-3-953-25CA-IDY
 Purchasing - 1985 Trane rooftop air conditioning unit only.
 Records - 1985 Trane model SFHA-1503-HA air conditioning only.
 Records Management Office - 1990 Trane model SFHA-503-HB heating and cooling unit.
 Security Room Conference Centre - 1985 Lennox heating cooling unit model GCS16-048-120-Y
 Sheet Metal Shop - 1980 rooftop air conditioning unit only. 1995 Trane heating and cooling rooftop units model SFCA-1503HA.
 Warehouse Stores Service Office - 1998 Carrier model 48SS-024060311AB heating and cooling unit.
 Service Centre Conference Room - 1998 Trane rooftop unit heating and cooling model YCD120B3HAEA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

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

1970 Lennox ventilation only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

Event: Rooftop ventilation unit replacement.

Concern:

Equipment is past its life cycle.

Recommendation:

Replace with two new rooftop units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$42,800	Unassigned

Updated: February 21 2006

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

1970 Two Trane model SAHA-753A air conditioning only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

Event: Replacement of rooftop units

Concern:

Units are past their life cycle.

Recommendation:

Replace with two new units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$26,750	Unassigned

Updated: February 21 2006

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

1970 Trane heating and cooling unit model SFH-503-HC.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

Event: Rooftop unit replacement.

Concern:

Equipment is past its life cycle.

Recommendation:

Replace with new rooftop unit.

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

Updated: February 21 2006

D3050.02 Air Coils**

Steam and hot water reheat coils (5) in training room and Electrical and Plumbing shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D3050.05.03 Finned Tube Radiation**

Original perimeter copper steel fin radiation in administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	NOV-05

D3050.05.06 Unit Heaters**

Original steam unit heater in loading dock (4).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

Event: Replace unit heaters

Concern:

Equipment is past its life cycle.

Recommendation:

Replace with new unit heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$21,400	Unassigned

Updated: February 21 2006

D3060.02.03 Pneumatic and Electric Controls

Original contols,combination electric pneumatic.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	NOV-05

Event: Replace controls

Concern:

Equipment is past its life cycle

Recommendation:

Replace with new electronic DDC controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$240,750	Unassigned

Updated: February 21 2006

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

2000 BMS system installed for boiler control and rooftop units scheduled on/off.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D4010 Sprinklers: Fire Protection*

Original wet pipe sprinkler system for all the building except the loading dock area which is equiped with a dry system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Fire extinguishers are located throughout the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

There is a transformer located on the east side of the facility, it is a 1000 KVA oil filled transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	NOV-05

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

The main switch consist of three draw out breakers 1 3000A, 2 1600A. They are each fed separate distribution panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	40	NOV-05

Event: Replace main CDP with increased capacity.

Concern:

The panel feeder capacity is approximately 90% full.

Recommendation:

Upgrade the main distribution boards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2010	\$69,550	Unassigned

Updated: February 21 2006

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

The branch circuit panelboards are original 1963 vintage and are full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	25	NOV-05

Event: Replace with new panels with increased capacity.

Concern:

Limited or no room for growth, the panels are 1963 vintage and are full. The have reached the end of there life cycle.

Recommendation:

Upgrade all secondary branch circuit panels with larger panels that meet current standards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$85,600	Unassigned

Updated: February 21 2006

D5010.07.02 Motor Starters and Accessories**

Motor starters are original and are stand alone units. Some have been replaced due to life cycle replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

D5020.01 Electrical Branch Wiring*

Branch circuit wiring has been upgraded as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

D5020.02.02.01 Interior Incandescent Fixtures*

There are explosion proof fixtures in the painting booth area which 300W incandescent.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	NOV-05

Event: Replace with Energy efficient fluorescent style fixtures.

Concern:

The explosion proof lights in the paint booth are original and are 300W each, they add extra heat and are not energy efficient.

Recommendation:

Upgrade the explosion proof lights to the fluorescent style.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2010	\$8,025	Unassigned

Updated: February 21 2006

D5020.02.02.02 Interior Florescent Fixtures**

The light fixtures are 1X4 surface and grid mount lights. There are some 2X4 grid mount in the north wing. 99% of the fixtures have been upgraded to T-8 with electronic ballasts, the only fixtures left to upgrade are the ones in electrical communications rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	NOV-05

D5020.02.02.05 Other Interior Fixtures*

There are some 400W Mercury vapour fixtures in the back warehouse which are original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

D5020.02.03 Emergency Lighting*

There are LED exit lights and fluorescent fixtures tied into the backup generator system through out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

D5020.03.01.01 Exterior Incandescent Fixtures*

There are about 6 halophane incandscnt fixtures on the exterior which are original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	25	NOV-05

Event: **Replace exterior incandscent fixtures with Metal Halide with self contained photocell.**

Concern:

There are 6 exterior incandscent fixtures that should be upgraded for energy efficiency and life cycle replacement.

Recommendation:

Install 6 70W Metal Halide wallpacks with self contained photcells.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,605	Unassigned

Updated: February 21 2006

D5020.03.01.03 Exterior Metal Halide Fixtures*

Located on the exterior in various locations controlled by photocell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

There are some self contained wallpacks on the exterior of the building ranging from 70W to 175W.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D5020.03.02 Lighting Accessories (Lighting Controls)*

Numerous photocells on the exterior lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D5030.01 Detection and Fire Alarm**

Notifier addressable fire alarm panel which was installed in 2000. There are horn strobes through out, it is a single stage system. There is also a annunciator panel in the security office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D5030.02.01 Door Answering*

There are door phones at the north south and west entrances which call on site security after hours.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D5030.02.02 Intrusion Detection**

There is a security system which includes motion sensors and door contacts through out. There is a card swipe at the front west entrance which arms and disarms the system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D5030.02.03 Security Access**

There is a card swipe at the West front door which arms and disarms the security system and logs who arms and disarms it.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D5030.03 Clock and Program Systems**

There is a master clock system located in the main telephone room and 15 slave clocks through out the facility, it is 1967 vintage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D5030.04.01 Telephone Systems**

There is a northstar meredian phone system in most of the facility which is 7 years old, there is also a centrix system in some areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	25	NOV-05

Event: Upgrading phone to a PRI system.

Concern:

The phone line could be upgraded to a PRI for security reasons for call display to tell who is calling. Then the system would be fully digital and you take up less lines from the phone company which could bring operating costs down.

Recommendation:

Order a PRI system for the facility.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$26,750	Low

Updated: February 21 2006

D5030.04.02 Paging Systems*

The paging system is through the phones and paging amps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D5030.04.04 Data Systems**

The data system consists of super net and fibre backbones through out. There are currently 2 to 4 data jacks per area and meet current requirements. The wiring is mostly cat 5 and cat 5e.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D5030.04.05 Local Area Network Systems*

There are nortel switches in the data rooms and fibre and cat 5 and 5e wiring through out and meets current standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

D5030.05 Public Address and Music Systems**

There is a TDA paging amp and system in the main phone room. It is original 1967 vintage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	20	NOV-05

Event: Replace with new paging system to meet CBE requirements.

Concern:

Paging system at end of life cycle and doesn't meet current standards.

Recommendation:

Upgrade paging music system to meet current standards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$53,500	Low

Updated: February 21 2006

D5090.02 Packaged Engine Generator Systems (Emergency Power System)**

The generator is a Kohler approximately 30 years old and is 15 KW 120/208V rated. It comes with Zenith automatic transfer switch, there are numerous emergency panels through out the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	NOV-05

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.07.02 Vending Machines

5 Vending machines are located in two corridor locations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

E1020.02 Library Equipment*

Library services services support and cataloguing equipment

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

E1020.03.03 Acoustical Shells

Sound booth located on second floor. Room within the room construction for sound isolation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

Event: Update sound booth to latest requirements and technology

Concern:

Sound room is old and finishes are worn.

Recommendation:

Update sound booth to latest requirements and technology

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$21,400	Unassigned

Updated: February 21 2006

E1020.08 Medical Equipment*

Eye wash stations located outside shop areas. Wheelchair available in medical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

E1030.01 Vehicle Service Equipment*

Chain hoists, metal exhaust canopy over bench for small engine repair

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

E1030.03 Loading Dock Equipment*

Raised concrete loading dock south side and dock leveler. minor damage to the concrete
 Raised loading dock/platform north side with removable pipe railings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

E1090.01.01 Vacuum Cleaning Systems*

Dust collection system in millwork shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

E1090.02 Solid Waste Handling Equipment*

Garbage bins located at rear loading dock

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

E1090.03 Food Service Equipment*

Stainless Steel Cooler, Dishwasher, ovens, grille, microwave, warming oven and trays, condiment prep counter, kitchen exhaust canopy, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

E1090.04 Residential Equipment*

Refrigerators, coffee pots and microwaves in a few locations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	NOV-05

E2010.02.07 Kitchen Casework*

painted plywood Kitchen casework has been refinished

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	NOV-05

E2010.02.09 Library Casework*

Overheight 2-storey metal storage shelving in archive/records

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	NOV-05

E2010.02.11 Nurse Station Casework*

Medical room has white painted plywood, vented, lockable millwork with countertop. No plumbing however washrooms are nearby.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

E2010.02.99 Other Casework*

A variety of stained fir and birch cabinets throughout offices and shop areas in various conditions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

Event: Replace older fir cabinets to suit new uses

Concern:

Older fir and some painted cabinets have been salvaged and re-used and do not meet the specific requirements of the current users

Recommendation:

Replace older fir cabinets to suit new uses

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$80,250	Unassigned

Updated: February 21 2006

E2010.03.01 Blinds**

50 mm horizontal blinds in Electronics, Shipping and Receiving exterior windows
 25 mm horizontal blinds in Tool crib exterior windows
 Vertical blinds in Cafeteria, finance & services offices, student accomodatiions, design and Construction services exterior windows and warehouse inventory interior windows
 25 mm horizontal blinds on office interior windows, to hide electrical panels in purchasing offices, on some boorwoed lites in interior doors and on some door lites

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	NOV-05

E2020 Moveable Furnishings*

Interior acoustical partition/screens in open officie areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

F1010.02.04 Portable and Mobile Buildings*

Old portable buildings (decommisioned) are located on-site but are unheated. They are used to store materials and supplies.
 Metal Butler Building used for storage of grounds vehicles and equipment. Furnace has been removed and the building is unheated.
 Two refurbished portable classrooms are on-site waiting for allocation and movement to school site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

F1020.02.13 Paint Booths*

Room 125 has been adapted to be a paint booth with laminar air flow

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	NOV-05

F1020.02.14 Wash Facilities

Wash bay in Grounds area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	NOV-05

Event: Clean all walls and floors reseal floors and apply epoxy finish to wall surfaces. Replace wood studs with galvanized metal and stainless steel access panels. Replace door and repaint handrails

Concern:

Wash bay is heavily worn. Upper portion of wall is framed with wood and corrugated fibreglass panels

Recommendation:

Clean all walls and floors reseal floors and apply epoxy finish to wall surfaces. Replace wood studs with galvanized metal and stainless steel access panels. Replace door and repaint handrails

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$14,980	Low

Updated: February 21 2006

F1040.05 Liquid and Gas*: Storage Tanks*

Liquid and gas cylinders in welding and grounds maintenance areas. Elephant trunks are provided for exhaust when using

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

F2020.01 Asbestos*

Asbestos is present in floor tiles and some mechanical insulations. Removal or encapsulation is done when renovations or changes are made. Personnel are aware of the procedures for removal and disposal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

F2020.02 PCBs*

Possibly in some older ballasts. None reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

F2020.03 Mercury*

None reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

F2020.04 Mould*

Ceiling tile was removed, at ceiling under 2nd floor in Purchasing offices, and substantial staining on drywall in ceiling cavity was evidenced.

Stain appeared dry. However discolouration was significant and was reported to maintenance personnel for investigation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	NOV-05

Event: Investigate stain on drywall ceiling below second floor. Test for mould

Concern:

Ceiling tile was removed, at ceiling under 2nd floor in Purchasing offices, and substantial staining on drywall in ceiling cavity was evidenced.

Recommendation:

Investigate stain on drywall ceiling below second floor. Test for mould

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$5,350	High

Updated: February 21 2006

S8 FUNCTIONAL ASSESSMENT

K40 Current Code Issues

Separation of Storage and Repair Garage from other occupancies (Refer to
Smoke separation at corridors where fire rating is not required. (Refer to
Combustible construction in a building required to be of non-combustible construction

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	NOV-05

Event: Confirm building classification F2 or F3 with D occupancy

Concern:

Building area is large, compartmentalization not evident, combustible construction in a building required to be of non-combustible construction

Recommendation:

Confirm building classification F2 or F3 with D occupancy

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$7,490	High

Updated: February 21 2006

Event: Renovate second floor and staircase walls to warehouse.
Renovate main floor corridors around cafeteria and Financial services.
Renovate Medical room to non-combustible construction

Concern:

Wood framing and combustible wall and perforated wall panelling has been used in older portion of the building, Cafeteria, Electronics shop, Capital Contract and Admin

Recommendation:

Renovate second floor and staircase walls to warehouse.
Renovate main floor corridors around cafeteria and Financial services.
Renovate Medical room to non-combustible construction

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2009	\$214,000	Low

Updated: February 21 2006

K4010.01 Barrier Free Route: Parking to Entrance

Metal checkerplate ramp at curb from parking area. Refer to B1010.06 for costs.
Painted symbol faded. Sign is acceptable

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	NOV-05

Event: Repaint handicapped parking stall symbol

Concern:

Painted lines identifying parking stall is worn and faded

Recommendation:

Repaint handicapped parking stall symbol

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$1,070	Medium

Updated: February 21 2006

K4010.02 Barrier Free Entrances

Auto operator installed at main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	NOV-05

K4010.03 Barrier Free Interior Circulation

Main floor is accessible. Second floor is not

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	NOV-05

Event: Remove dumbwaiter and install accessible wheelchair elevator

Concern:

No wheelchair access to second floor. Dumbwaiter to move large materials does not accomodate all needs

Recommendation:

Remove dumbwaiter and install accessible wheelchair elevator. This will also assist with the movement of media between floors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$74,900	Low

Updated: February 21 2006

K4010.04 Barrier Free Washrooms

Washrooms in Corridor adjacent to Design & Construction have been modified

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	0	NOV-05

Event: **Install new vanities and relocate accessories to accomodate handicapped access**

Concern:

Stall has been adapted for access with grab bars however vanity is inaccessible and accessories not correctly placed.

Recommendation:

Install new vanities and relocate accessories to accomodate handicapped access in at least one mens and one womens washroom

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$21,400	Medium

Updated: February 21 2006

RECAPP Facility Evaluation Report

Highfield Place

S5773

Calgary

Facility Details	
Building Name:	Highfield Place
Address:	
Location:	Calgary
Building Id:	S5773
Gross Area (sq. m):	10.29
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	
Evaluation Date:	October 26 2005
Evaluator Name:	

Total Maintenance Events Next 5 years: \$100,580
5 year Facility Condition Index (FCI): 0%

General Summary:

Large flat site with Warehouse and Support Office. The site has a number of portable and one metal buildings used for temporary storage however because these buildings are unheated they are not included in the Building Reports. The site also has two portables classrooms which have been retrofitted and are waiting for relocation/assignment. Site access is from 9th St SE on the west and 34th Ave SE on the north sides. There is paved parking and loading areas on the north, west and south sides and gravel lots on the far south side and a gravel access and loading area on the railway spur (east) side. Drainage appears satisfactory however some regrading and paving repairs are required.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

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

S7 SITE

G2010.02.01 Aggregate Roadway (Gravel)**

Gravel access road on east side along railway spur

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

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

Asphalt drive aisle from city street to loading docks and parking areas

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

Event: Patch and repair asphalt surface

Concern:

Asphalt is worn and damaged in low points at loading dock driveway and at edge of building

Recommendation:

Patch and repair asphalt surface

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

Updated: February 22 2006

Event: Scrape entire upper asphalt roadway surface and retop with adjusted grades to improve drainage

Concern:

Asphalt roadway is heavily worn deterioration is evident.

Recommendation:

Scrape entire upper asphalt roadway surface and retop with adjusted grades to improve drainage

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

Updated: February 22 2006

G2010.05 Roadway Curbs and Gutters*

Concrete curbs at main entrance to parking lot and at loading dock exit

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

Event: Replace concrete curbs

Concern:

Concrete is heavily worn. Concrete curbs partially buried with asphalt topping

Recommendation:

Replace concrete curbs when asphalt repaving/resurfacing is planned

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

Updated: February 22 2006

G2020.02.01 Aggregate Parking Lots (Gravel)**

Gravel parking lot south side

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

Event: Scarify existing surface, add granular fill and recompact gravel lot

Concern:

Gravel lot has minimal gravel and grass is growing in stall areas

Recommendation:

Scarify existing surface, add granular fill and recompact gravel lot

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$16,050	Low

Updated: February 22 2006

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

Asphalt parking on north, west and part of south area

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

Event: Asphalt parking areas are heavily worn and cracked

Concern:
Asphalt parking areas are heavily worn and cracked

Recommendation:
Repave parking areas when road acces/paving is planned

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

Updated: February 22 2006

Event: Repair asphalt parking areas

Concern:
Asphalt has slumped and is cracked in a number of areas

Recommendation:
Repair asphalt parking areas

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$10,700	Low

Updated: February 22 2006

G2020.05 Parking Lot Curbs and Gutters*

A mix of asphalt and concrete curbs

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

Event: Replace asphalt and concrete curbs

Concern:
Asphalt curbs andre damaged and concrete curbs are heavily worn

Recommendation:
Replace asphalt and concrete curbs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$16,050	Low

Updated: February 22 2006

G2020.06.01 Traffic Barriers*

Frost fence with barbed wire at entrance yard and to Loading dock. Refer to G2040.02 for fence costs)
Steel posts at exit from loading dock

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

Event: Replace posts and chain (or if not required remove barrier)

Concern:
steel posts at exit from loading dock bent and no chain visible

Recommendation:
Replace posts and chain (or if not required remove barrier)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$1,070	Low

Updated: February 22 2006

G2020.06.02 Parking Bumpers*

precast concrete bumpers
asphalt rolled curb in south parking lot

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

Event: Install precast concrete bumpers to protect electrical power lines at parking stalls and building from damage

Concern:
There are parking bumpers in place but not in all locations

Recommendation:
Install precast concrete bumpers to protect electrical power lines at parking stalls and building from damage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$10,700	Low

Updated: February 22 2006

G2020.06.03 Parking Lot Signs*

a large variety of wall mounted signs

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

G2020.06.04 Pavement Markings*

Pavement markings at main entrance and at loading dock

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

Event: Provide new pavement markings in conjunction with pavement repairs

Concern:

Pavement markings are almost worn off and in most areas cannot be seen. Edges of paving at ramp locations and identification of no parking areas, handicapped stalls, etc are not visible or non-existent

Recommendation:

Provide new pavement markings in conjunction with pavement repairs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$8,560	Medium

Updated: February 22 2006

G2030.04 Rigid Pedestrian Pavement (Concrete)**

concrete walkway on west side to entrances

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

G2030.06 Exterior Steps and Ramps*

Asphalt ramp to Grounds overhead door on north side

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

G2040.02 Fences and Gates**

Metal post and painted plywood fences on west side

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

Event: Replace fence system with new

Concern:

Plywood panels are heavily worn and paint is peeling

Recommendation:

Replace fence system with new

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$16,050	Low

Updated: February 22 2006

G2040.02.01 Chain Link Fences and Gates

Frost chain link fences around service yard and loading dock entrance.
 Frost chain link fence surrounding grounds landscaping and maintenance sheds on south end

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

Event: Repair chain link ties and adjust gates

Concern:

Minor damage to chain link fences and gates

Recommendation:

Repair chain link ties and adjust gates

<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*

Precast table and wood picnic table in northwest corner of landscaping
 Precast tables and wood picnic tables in grassed areas on south side and under canopy
 Wood benches on brick supports in grassed area on south side

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

Event: Repaint wood benches and picnic tables

Concern:

Paint is badly worn on picnic tables

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$1,070	Low

Updated: February 22 2006

G2040.06 Exterior Signs*

Large Painted building sign with address at main parking lot entrance
 Wall mounted sign between cafeteria entrance and loading dock
 Address below canopy at main entrance

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

G2040.08 Flagpoles*

Steel flagpole in landscaped area near front entrance

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

G2050.01 Irrigation Systems*

40mm Irrigation complete with backflow preventor.This line is a branch from the in coming 200mm domestic water fire sprinkler service in the administration area.

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

G2050.04 Lawns and Grasses*

Grass area on south side, in front of main entrance and in northwest corner

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

Event: Trim and edge grass areas and reseed worn areas

Concern:

Grass is in unkept condition. Grass has overgrown walkways

Recommendation:

Trim and edge grass areas and reseed worn areas

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$8,560	Low

Updated: February 22 2006

G2050.05 Trees, Plants and Ground Covers*

There are large trees in the northwest corner, in front of the building and in the south landscaped area

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

G3010.02 Site Domestic Water Distribution*

Their are three water services connected to the municipal service.All three services are equipped with backflow preventors.The 200mm service in the administration area sprinkler room serves the the fire sprinklers,irrigation and the domestic water.The 200mm service in the shops area serves the fire sprinklers and domestic water.The 100mm service in the wash bay serves domestic only.

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

G3020.01 Sanitary Sewage Collection*

Sanitary sewer is connected to the municipal service.The sewer line is cast iron bell and spigot pipe.

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

G3030.01 Storm Water Collection*

Storm sewer is cast iron bell and spigot pipe connected to the municipal service.
Original storm area drains in parking lots

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

G3060.01 Gas Distribution*

Natural gas is connected to the utility main.

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

G4010.02 Electrical Power Distribution Lines*

Building transformer is fed underground (provided by others)

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

G4010.03 Electrical Power Distribution Equipment*

Transformer is about 33 to 35 years old, it is a 1000 KVA . The unit is oil filled.

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

G4010.04 Car Plugs-ins*

There are numerous car receptacles. The majority are controlled by a time temperature sensor and a contactor. Some are controlled by a time clock and contactor.

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

Event: Replace railing system supporting electrical plug-ins

Concern:

Car Plug-ins are supported on a mix of metal and wood railings. Wood railings are in poor condtion

Recommendation:

Replace railing system supporting electrical plug-ins

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$4,280	Medium

Updated: February 22 2006

G4020.01 Area Lighting*

The yard lighting consists of about 7 poles some have 2,3,and 4 heads on them. They are 400W HPS and are controlled by a photocell time clock combo.

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