

RECAPP Facility Evaluation Report



Leduc Estates School

B3654A

Leduc

Facility Details

Building Name: Leduc Estates School
Address: 95 Alton Drive
Location: Leduc

Building Id: B3654A
Gross Area (sq. m): 0.00
Replacement Cost: \$3,161,419
Construction Year: 0

Evaluation Details

Evaluation Company: Wade Engineering
Evaluation Date: December 1 2004
Evaluator Name: Mr. Al King

Total Maintenance Events Next 5 years: **\$35,208**
5 year Facility Condition Index (FCI): **1.11%**

General Summary:

Leduc Estates School situated in Leduc, Alberta and was constructed in 1989. Current student population of 144. Single storey, concrete block construction with brick veneer attached at common gymnasium wall with adjacent St. Benedict Catholic School. Two portable classrooms were added post construction.

Building envelope appears to be performing in a satisfactory manner, minor brick repairs are required in two locations.

Building is not barrier free compliant and requires upgrading.

Structural Summary:

Overall structure appears to be acceptable with no structural deficiencies noted. Gymnasium shares a common wall with adjacent Catholic School. Minor cracking noted in the wall coating on the lower portion of common wall in gymnasium, does not appear to be a structural concern.

Envelope Summary:

Overall, exterior conditions appear to be acceptable.

Issues with ice damming, water entry and glazing tape failure on curtain walls and sloped glazing assemblies will require repairs. Localized brick repairs are required at two locations.

Inverted roof assembly is nearing end of its expected life. Replacement estimated in the 8 to 10 year range.

Interior Summary:

Area carpet in library requires replacement in a localized area adjacent to curtain wall. Majority of interior finishes are in satisfactory condition. Some localized wall repairs and painting may be required in the next few years.

Overall condition is acceptable.

Mechanical Summary:

The building mechanical system is comprised of fin and tube radiant heat with centralized make-up air and two rooftop air condition units.

Current condition of equipment appears to be in fair to good condition.

The Ventilation System can meet ASHRAE 62-1989 Standard and present ventilation code requirements.

The DDC Siemens computer presently is in fair operating condition. Upgrades were completed in 2000. The board for the main control panel is becoming obsolete. It is expected that the current board can be utilized another five years but will require future up-grading.

Electrical Summary:

Generally, the electrical system is considered to be in acceptable condition.

The fire alarm system meets previous codes but does not meet the current fire code. The fire system as installed does not have horn strobes for the hearing impaired.

Increased electrical maintenance as the building ages will help to extend the life cycles of each of the electrical components.

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***

Assumed to be grade beam on spread footings.

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

A1030 Slab on Grade*

All areas, no problems noted. Sunken concrete seating area in library, approximately 3m x 2m; 1 meter below grade.

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

B1010.02 Structural Interior Walls Supporting Floors*

Concrete block in mechanical room; supporting poured concrete mezzanine.

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

B1010.05.01 Cast-in-place Concrete: Mezzanine

Mechanical room adjacent to gymnasium. Walk out access to roof.

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

B1010.07.04 Wood Exterior Stairs

Access to portable classrooms.

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

B1020.01 Roof Structural Frame*

Open web steel roof truss on concrete block wall.

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

B1020.02.03 Masonry Units: Struct. Wall

Concrete block exterior and interior walls.

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

B1020.02.03 Masonry Units: Struct. Wall (Gymnasium)

Structural acoustical block above 3 m in gymnasium.

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

B1020.03.05 Metal Deck

Steel Q-Deck on open web steel trusses.

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

B1020.04 Canopies*

Concrete piles with steel posts supporting canopy over front entry.

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

B1020.05 Roof Construction Vapor Retarders, Air Barriers, and Insulation

Gypsum board on steel deck with hot mopped asphalt and organic felt membrane. Inverted roof assembly.

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

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

Standard 75 mm x 190 mm kiln fired brick throughout.

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

Event: Brick repair and re-pointing.**Concern:**

Broken/loose brick at grade below solarium at music room and fractured brick below window at general office.

Recommendation:

Replace damaged and loose bricks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$1,944	Low

Updated: March 4 2005

B2010.01.09 Expansion Control: Exterior Wall Skin*

Control joints in exterior brick veneer.

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

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

Caulking used to close gaps around glazing entry doors and control joints.

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

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

Standard masonry block construction with exterior air barrier, insulation and brick veneer.

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

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

Assumed to be membrane type exterior air barrier with R10 - R15 semi rigid insulation.

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

B2010.09 Exterior Soffits*

Stucco clad soffits at entrance canopy and hallway exit doors.

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

B2020.01.01.02 Aluminum Windows*

Dark brown aluminum strip windows with fixed over hopper in classrooms and general offices.

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

B2020.03 Glazed Curtain Wall*

Protruding glazing with sloped solarium windows in various locations at ground level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	35	DEC-04

Event: Replace glazing tapes on curtain wall solariums at three locations (5.7 m x 3 m) and one location (7.3 m x 3 m).

Concern:

Solar heating has caused butyl shim tapes to melt resulting in black staining on interior and exterior finishes and periodic water entry.

Recommendation:

Remove mullion covers and pressure plates and replace glazing tapes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$16,200	Low

Updated: March 4 2005

B2020.03.06 Sloped Glazing Assemblies

Structural steel with sloped glazing bell tower over main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	DEC-04

Event: Sloped glazing repair.

Concern:

Solar heating has resulted in failure of the glazing tapes resulting in water entry and interior damage.

Recommendation:

Remove pressure plates and base flashing and replace glazing tapes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$9,180	Low

Updated: March 4 2005

B2020.04 Other Exterior Windows*

Aluminum framed fixed over operator on portables.

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

B2030.01 Exterior Entrance Doors

East hallway exit with double steel doors.

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

B2030.01.02 Steel-Framed Storefronts*

Front entry with sidelights and transom and double steel doors. South hallway exit with overhead transom with double doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	DEC-04

B2030.02 Exterior Utility Doors*

Roof access door in mechanical mezzanine and emergency exit doors in gymnasium.

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

B3010.04.08 Membrane Roofing (Inverted/ Protected)*

4-ply hot mopped asphalt and organic felts on gypsum board on steel deck. Approximately 75 mm Type IV EPS rigid insulation (R15) with gravel ballast.

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

B3020.01 Skylights*

One peaked acrylic dome in entrance canopy.

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

S3 INTERIOR**C1010.01 Interior Fixed Partitions***

Steel and wood framing in classroom dividers and walls with gypsum board finish.

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

C1010.01.03 Unit Masonry Assemblies

Concrete block interior wall partitions in classrooms and hallways.

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

C1010.05 Interior Windows*

(12.5 m x 2.1 m) Steel frame with glass on general office and library.

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

C1010.05 Interior Windows* (Room 111)

(8.5 m x 1.4 m) Fixed over fixed glass in partition wall between classroom 111 & 112.

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

C1020.01 Interior Swinging Doors*

Steel doors and frames in offices, classrooms, washrooms, change rooms and utility rooms.

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

C1020.02 Interior Entrance Doors*

Double steel doors at three vestibule entrances.

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

C1020.03 Interior Fire Doors*

(2) Located off main foyer at entry into classroom wings.

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

C1020.04 Interior Sliding and Folding Doors*

Closet in staff lounge (sliding door removed)/

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

C1020.04 Interior Sliding and Folding Doors* (Room 111)

Pocket door between classroom 111 & 112.

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

C1020.05.01 Coiling Doors and Grilles

Manual steel roll shutter in student service kitchen. (3 m x 1.2 m)

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

C1030.01 Visual Display Boards*

Various whiteboards and pinboards throughout building.

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

C1030.02 Fabricated Compartments(Toilets/Showers)*

Steel toilet enclosures with hinged doors in washrooms.

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

C1030.05 Wall and Corner Guards*

Steel kick plates on exterior doors and plastic kick plates on interior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	DEC-04

C1030.08 Interior Identifying Devices*

Classroom signage on doors and various display boards in hallways.

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

C1030.10 Lockers*

Standard 1.5 m steel lockers in hallways and .9 m steel with wood storage units above in classrooms.

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

C1030.12 Storage Shelving*

Open face wood shelving with fixed and/or adjustable shelves.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet paper dispensers, paper towel dispensers and soap dispensers in washrooms.

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

C1030.16 Wardrobe and Closet Specialties

Wall mounted folding metal boot racks in vestibules.

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

C2010.03 Metal Stair Construction

Open steel staircase to second floor mechanical mezzanine.

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

C2020.08 Stair Railings and Balustrades*

Welded steel railing on mechanical room staircase.

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

C3010.01 Concrete Wall Finishes*

Block filler and latex paint finish on interior block walls and lower gymnasium wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	DEC-04

Event: Repair wall cracking on gymnasium common wall.

Concern:

Minor cracking noted in the wall coating on the lower portion of common wall in gymnasium, does not appear to be a structural concern.

Recommendation:

Rake out filler, grind and repair cracks with cementitious grout and repaint bottom of wall (2.1 m x 26.5 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$4,320	Low

Updated: March 4 2005

C3010.04 Gypsum Board Wall Finishes*

Latex paint finish on interior walls.

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

C3010.06.01 Ceramic Tile

Ceramic tile on walls in washrooms and change rooms. (2.4 m high)

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

C3010.09 Acoustical Wall Treatment*

Fabric acoustic panels on common wall (north elevation) in gymnasium. (110 m2)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	DEC-04

C3010.12.03 Cork Wall Covering

Adhered cork tiles on wall in room 127. (Approximately 9.5 m2)

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

C3010.13 Wall Trim and Decoration*

Vinyl baseboard throughout. (100 mm high)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	DEC-04

C3020.01 Concrete Floor Finishes*

Clear sealer on mechanical room floors.

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

C3020.02.01 Ceramic Tile

Various types of ceramic tiles in washrooms, change rooms, vestibules and entrance foyer. (105.8 m2 - foyer and front entry) (55.7 m2 in washrooms and change rooms.)

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

C3020.04 Wood Flooring*

Sprung hardwood floor in gymnasium. (417.1 m2)

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

C3020.07 Resilient Flooring*

Heavy duty sheet linoleum in south and east vestibules.

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

C3020.07.01 Resilient Tile Flooring

.3 m x .3 m linoleum tile in hallways and classrooms.

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

C3020.08 Carpet Flooring*

Commercial grade high traffic sheet carpet in rooms 117,127,126 and 122. (207.5 m2)

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

Event: Localized repair, replace area carpet in library sunken seating area. (90 m2)

Concern:

Heavy staining and water damage on carpet from leaking curtain wall system.

Recommendation:

Replace with new low nap high traffic fully adhered sheet carpet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$3,564	Low

Updated: March 4 2005

C3030.04 Gypsum Board Ceiling Finishes*

Painted gypsum board in washrooms, utility rooms, section of library and music room.

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

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

T-Bar ceiling in hallways, classrooms and administration offices.

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

C3030.09 Other Ceiling Finishes*

Painted exposed metal Q-deck in gymnasium.

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

C3030.09.04 Linear Wood Ceilings

Room 122 tongue and groove cedar finish on ceiling.

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

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

1989 - (11) Water closets are located in washrooms located throughout the school.

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

D2010.02 Urinals*

1989 - (3) Urinals are located in the washrooms.

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

D2010.03 Lavatories*

1989 - (13) Lavatories are located in the washrooms in the schools.

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

D2010.04 Sinks*

1989 - (2) Janitor sinks are located in the janitor rooms in the school.

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

D2010.08 Drinking Fountains / Coolers*

1989 - (3) Water fountains are located in each hallway of the school.

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

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping

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

D2020.02.02 Plumbing Pumps: Domestic Water*

1989 -(1) Bell & Gossett 1/4 HP recirculating pump on the domestic water system.

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

D2020.02.06 Domestic Water Heaters*

1989 - (1) Jetglass Commercial 75 US gallon, 324,000 Btu domestic water heater.

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

D2030.01 Waste and Vent Piping*

Cast iron and copper vents

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

D2040.02.04 Roof Drains*

1989 - (5) Roof Drains

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

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

1989 - (2) Superhot 960,000 Btu heating boilers and one 3HP heating pump.

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

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

1989 - Galvanized metal

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

D3030.06.02 Refrigerant Condensing Units*

1989 - (1) one ton condensing unit.

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

D3030.07.03 Water Source Heat Pumps

1989 - (2) Bell & Gossett 1 HP cooling pumps.

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

D3040.01.01 Air Handling Units: Air Distribution*

1989 - (2) AHU, one Air Pack 202, 2 speed 7.5 HP supply - 3.3 HP return. One Trane - Haakon 10 HP unit.

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

D3040.04.01 Fans*: Exhaust

1989 - (3) Return air exhaust fans.

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

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

1999 - One Lennox 75,000 Btu.

1989 - One Arcoaire 90,000 Btu unit.

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

D3050.05.02 Fan Coil Units*

1989 -(2) Entrance fan coils

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

D3050.05.03 Finned Tube Radiation*

Black pipe with copper fin and tube

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

D3050.05.06 Unit Heaters*

1989 - (2) Unit heaters located throughout the school.

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

D3060.02.02 Pneumatic Controls*

1989 - (1) DeVilbiss air compressor with air dryer.

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

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

1989 - Siemens Apoger 600 System

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

D4030.01 Fire Extinguisher, Cabinets and Accessories*

(9) ABC fire extinguishers

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

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

1989 - (1) Three phase, 600 Amp main disconnect

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

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

1989 - (8) 225 Amp panel

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

D5020.01 Electrical Branch Wiring*

Copper wire

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

D5020.02.02.01 Interior Incandescent Fixtures*

1989 - (13) incandescent fixtures. These fixtures use energy efficient bulbs.

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

D5020.02.02.02 Interior Florescent Fixtures*

2003 - 1x4 florescent's (197) and 2x4 florescent fixtures (78). These ballasts were up-graded to T8's.

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

D5020.02.02.03 Interior Metal Halide Fixture*

2003 - (6) Metal halide fixtures.

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

D5020.02.03 Emergency Lighting*

1989 - (14) Emergency fixtures located throughout the school.

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

D5020.03.01.01 Exterior Incandescent Fixtures*

1989 - (2) Exterior pot incandescent lights

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

1989 - (5) Exterior 150 Watt HPS security lights.

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

D5030.01 Detection and Alarm Fire Alarm*

1989 - Simplex 4002 fire panel. Systems is comprised of (9) pull stations, (9) bells and (21) smoke detectors / heat sensors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	DEC-04

Event: Fire alarm upgrade.

Concern:

Current fire system does not meet the current code. The current code requires both audio and visual devices for the hearing/visual impaired.

Recommendation:

Upgrade the fire alarm system to meet current fire code requirements with low voltage digital devices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$21,600	High

Updated: March 2 2005

D5030.02.02 Intrusion Detection*

1995 - Silent Knight (12 points) security system.

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

D5030.04.01 Telephone Systems*

1995 - Meridan system for staff usage.

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

D5030.04.05 Local Area Network Systems*

2004 - Currently super net is being installed.

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

D5030.05 Public Address and Music Systems*

1989 - Dukane sound system.

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02.03 Library Stack Systems**

Free standing and wall mounted wood shelving.

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

E1090.04 Residential Equipment*

Staff room; built-in dishwasher, microwave and fridge. Student food services; 3 microwaves, fridge and stove.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	DEC-04

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(6) wall mounted backboards and (1) electric scoreboard.

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

E2010.02.05 Educational Facility Casework*

Various laminate topped cabinetry in offices, library and utility rooms. Open shelving with laminate counter tops in classrooms on exterior walls. Glass faced display case with glass shelves in foyer. (3 m x 1.8 m)

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

E2010.02.07 Kitchen Casework*

Staff lounge; laminate upper and lower cabinetry (3.7 m). Student service room 106; Laminate covered drawer base units (8m) and wall mounted cupboards (3m).

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

E2010.03.01 Blinds* (Fabric)

Fabric vertical blinds on curtain wall glazing.

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

E2010.03.01 Blinds* (Metal)

Metal horizontal blinds on aluminum windows.

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

E2010.05 Fixed Multiple Seating*

(2) exterior precast concrete benches at front entry. (4) laminate benches in foyer. (1) carpet covered, formed concrete sitting area in library.

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

F1010.02.04 Portable and Mobile Buildings

(1) 6.3 m x 10.9 m (approximately 12 years old) metal clad portable 1993 (retrofitted)- classroom with asphalt and gravel roof and wood exterior 2 riser stair. Linoleum floor tile, 1.2 m x 2.4 m acoustic panel ceiling, 1.2 m x 1.5 m wood shelves and 32 metal lockers. Various pinboards, whiteboards and roll-down projection screen. Color television with VCR.

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

F1010.02.04 Portable and Mobile Buildings (Room 101)

1990 - (1) 7.3 m x 10.9 m, metal clad portable classroom with standing seam metal roof and wood exterior stairs with railings. Linoleum floor tile, acoustic tile ceiling, 1.2 m x 1.8 m wood shelf 2.4 m x 1.2 m wood cabinets. Various pinboards, whiteboards and roll-down projection screen. Color television with VCR.

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

Facility Details

Building Name: Leduc Estates School
Address:
Location: Leduc

Building Id: S3654
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Wade Engineering
Evaluation Date: December 1 2004
Evaluator Name: Mr. Al King

Total Maintenance Events Next 5 years: \$47,520
5 year Facility Condition Index (FCI): 0%

General Summary:

Paved front street on west elevation. Leduc Estates and St. Benedicts school share same site with a common wall midline of the two schools. Large play fields are shared with municipal grounds.

There is paved staff parking along the south perimeter with visitor parking on the west elevation adjacent to the front entry. There was no marked handicap stall.

Hard play surface adjacent to staff parking. Playground equipment, updated in the last 5 years and appears to be in acceptable condition. 5 large evergreens on site with fixed seating and picnic tables in various locations. No site irrigation.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE**G2020.02.02 Flexible Paving Parking Lots(Asphalt)***

1989 - Asphalt staff and visitor parking and roadway. (2200 m2)

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

Event: 2200 m2 of asphalt overlay on parking surface.

Concern:

1989 - original asphalt, alligatored, potholed and deteriorated.

Recommendation:

Repair potholes and apply 50mm overlayment of asphalt.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$47,520	Low

Updated: February 26 2005

G2020.05 Parking Lot Curbs and Gutters*

(281.5 m2) Poured concrete curb.

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

G2020.06.01 Traffic Barriers*

4 x 4 box steel barrier separating the asphalt parking lot and recreational surface.

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

G2020.06.02 Parking Bumpers*

Untreated wood 2 x 8 on wood posts.

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

G2020.06.03 Parking Lot Signs*

Bus loading and no parking signs.

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

G2020.06.04 Pavement Markings*

Standard stall markings.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)*

(470 m2) Poured concrete walkways.

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

G2040.02.01 Chain Link Fences and Gates

70 m x 1.2 m chain link fence adjacent to public roadway. 120 m x 1.8 m high along south perimeter.

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

G2040.03 Athletic and Recreational Surfaces*

(380 m2) Asphalt surfaced basketball and street hockey.

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

G2040.05 Site and Street Furnishings*

Fixed; steel and wood park benches and picnic table.

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

G2040.06.01 Dimensional Letter Signs

Painted metal dimensional lettering indicating school name.

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

G2040.08 Flagpoles*

1 metal flagpole.

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

G2040.09 Covers and Shelters*

One metal and one wood maintenance shed on wood skids (approximately 1.8m x 3m).

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

G2050.04 Lawns and Grasses*

Entire site grassed.

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

G2050.05 Trees, Plants and Ground Covers*

5 large evergreens and assorted shrubbery.

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

G3010.02 Site Domestic Water Distribution*

Municipal water supply.

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

G3020.01 Sanitary Sewage Collection*

Municipal sanitary/sewage collection.

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

G3030.01 Storm Water Collection*

Municipal storm water collection with catch basins on site.

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

G3060.01 Gas Distribution*

Municipal metered natural gas supply.

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

G4010.01 Electrical Substations*

Underground municipal service.

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

G4010.04 Car Plugs-ins*

Surface mounted conduit and plug-ins on wood parking barrier.

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

S8 FUNCTIONAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance**

No marked handicap stall on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	DEC-04

Event: Provide handicap parking stall.

Concern:

No handicap parking provided.

Recommendation:

Install on marked handicap stall with signage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$2,160	Low

Updated: March 4 2005

K4010.02 Barrier Free Entrances

No power assists on entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	DEC-04

Event: Barrier free access upgrade.

Concern:

No power assist on front entry.

Recommendation:

Install one power operator at front entry.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$7,560	Low

Updated: March 4 2005

K4010.03 Barrier Free Interior Circulation

Interior circulation meet code requirements.

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

K4010.04 Barrier Free Washrooms

Barrier free access upgrade to vanities and door hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	DEC-04

Event: Barrier free access upgrade. (2 washrooms)

Concern:

Door hardware, vanities and faucets not code compliant.

Recommendation:

Washrooms (2) require upgrade with handicap accessible faucets and lever operated door hardware. Toilet enclosure meet current code requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$2,700	Low

Updated: March 4 2005