

RECAPP Facility Evaluation Report

Calgary RCSSD #1



Monsignor Neville Anderson School

B2719A

Calgary

Facility Details

Building Name: Monsignor Neville Anderson
Address: 327 Sandarac Drive N. W.
Location: Calgary

Building Id: B2719A
Gross Area (sq. m): 4,198.18
Replacement Cost: \$6,677,987
Construction Year: 0

Evaluation Details

Evaluation Company: Neil Jaud Architect inc.
Evaluation Date: October 18 2006
Evaluator Name: Neil Jaud

Total Maintenance Events Next 5 years: **\$92,100**
5 year Facility Condition Index (FCI): **1.38%**

General Summary:

Constructed in 1992 the single storey concrete masonry and wood truss roof school consists of 3 classroom pods surrounding a central library arranged in a cross plan. The administration offices share the ECS pod. The school has 12 classrooms and a gym. The building walls are clad in brick masonry veneer and pre-finished metal while the sloping roof is clad with concrete tiles. Good.

Structural Summary:

Concrete grade beam on piles. Slab on grade floor. Concrete masonry bearing walls and steel beams supporting sloped and flat wood roof trusses. Good.

Envelope Summary:

Walls of brick masonry and waterproof membrane over rigid insulation on concrete masonry back-up wall. Concrete roof tiles over waterproof membrane on plywood sheathing and sloped wood trusses. SBS roofing on insulation on flat portions on roof trusses. Acceptable.

Interior Summary:

Sheet vinyl, VCT and carpet flooring, painted concrete masonry and gypsum board walls. Acoustic T-bar ceilings with gypsum board bulkheads. Gypsum board ceilings in storage rooms, Janitors rooms. Interiors painted in 2004. Raised roof areas at corridor ends provide clerestorey glazed light. Good.

Mechanical Summary:

The heating is provided by by two hot water boilers, perimeter finned radiation, and reheat coils. Two air handling units provide ventilation to the building. The control system is DDC. A couple of spaces are pressurize likely due to a closed fire damper on a return air duct. Most timed push button lavatory trim do not have parts available and have been replaced with single lever trim.
 The mechanical systems are in good condition.

Electrical Summary:

The building has a 1200A 120/208V 3phase 4 wire electrical service that was installed in 1993. Panel boards are located throughout the school and have sufficient power and spaces for future circuits. There is an MCC for mechanical equipment. Interior lighting consists of energy inefficient T12 lamps in classrooms, corridors and offices. The gym has MH HID lights. Exterior lighting is HPS HID. There is no exterior lighting on the east and south sides of the facility. Emergency lighting is provided by means of battery packs with integral and remote quartz light heads. Energy inefficient incandescent exit lights are located throughout the facility and are connected to emergency power. The Fire Alarm system is an Edwards EST ESA 2000 with both audible and visual alarms installed throughout. Smoke detectors are located in the corridors with heat detectors in storage rooms. Cat 5 data cable is installed throughout.

Upgrades recommended: Upgrade the fluorescent lighting from T12 to T8; upgrade the exit lights to LED; add emergency lighting in gym and add exterior lighting.

The electrical systems are in good condition.

Rating Guide

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

S1 STRUCTURAL

A1010 Standard Foundations*

Concrete grade beam and piles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	JAN-07

A1030 Slab on Grade*

Concrete slab on grade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	JAN-07

B1010.01 Floor Structural Frame*(Building Frame)

Steel beams and steel and concrete columns supporting mezzanine floor in Library

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	JAN-07

B1010.02 Structural Interior Walls Supporting Floors (or Roof)*

Concrete masonry bearing walls with flush pilasters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	JAN-07

B1010.03 Floor Decks, Slabs, and Toppings*

Concrete topping on metal deck to Mechanical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	JAN-07

B1010.05 Mezzanine Construction*

Steel beams and metal joists supporting metal deck

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	80	JAN-07

B1020.01 Roof Structural Frame*

Concrete masonry bearing walls, steel beams and columns supporting wood roof trusses

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	JAN-07

B1020.06 Roof Construction Fireproofing*

2 layers type "X" sheathing to underside of roof joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	JAN-07

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Clay brick veneer over air space

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	75	JAN-07

B2010.01.06.03 Metal Siding**

Pre-finished metal fascias and trim

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-07

B2010.01.09 Expansion Control: Exterior Wall Skin*

Control joints at regular spacing along exterior wall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	75	JAN-07

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

Window perimeter caulking. Some minor cracking at corners of windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	JAN-07

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

Concrete masonry back-up wall to building perimeter

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	JAN-07

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

Waterproof membrane applied to concrete masonry with rigid insulation overlaid.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-07

B2010.06 Exterior Louvers, Grilles, and Screens*

Clear anodized aluminum louvres

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-07

B2010.09 Exterior Soffits*

Pre-finished metal soffits

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-07

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

Thermally broken aluminum frames and sealed twin glazing. Screened awning vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-07

B2030.01.02 Steel-Framed Storefronts**

Painted, glazed hollow metal doors in pressed steel frames at Main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-07

B2030.05 Other Exterior Doors**

Painted hollow metal doors in pressed steel frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-07

B3010.01 Deck Vapor Retarder and Insulation*

Poly vapour barrier to underside of roof trusses. RSI 5.0 batt insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

B3010.02.02 Roofing Tiles**

Concrete interlocking roof tiles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-07

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

SBS roofing on flat portion of roof

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

B3010.07 Sheet Metal Roofing**

Pre-finished metal over gym exit door fascia

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-07

B3020.01 Skylights**

Clerestorey glazing to raised roof areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	JAN-07

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

Metal roof hatch and ladder

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Concrete masonry and metal stud and Gypsum board

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	JAN-07

C1010.03 Interior Operable Folding Panel Partitions**

Roll down, folding gym divider curtain

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-07

C1010.04 Interior Balustrades and Screens, Interior Railings*

Painted metal pipe railing and balustrade to Mechanical room access stair. Gypsum board on metal studs with glazed infill panels balustrade and railing with stained wood cap for Library stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-07

C1010.05 Interior Windows* - Glass block

Glass block infill in walls between Library and corridor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-07

C1010.05 Interior Windows* - glass in frame

Safety glazing in pressed steel frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-07

C1010.07 Interior Partition Firestopping*

Taped gypsum board at gypsum board walls to gypsum board at underside of trusses. Firestop caulking at penetrations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	JAN-07

C1020.01 Interior Swinging Doors**

Stained wood doors in pressed steel frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-07

C1020.03 Interior Fire Doors*

Hollow metal doors in pressed steel frames. Labelled wood doors in pressed steel frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	JAN-07

C1020.03 Interior Fire Doors* - rolling fire shutter

Rolling shutter to Reception counter at main entrance lobby.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	JAN-07

C1020.04 Interior Sliding and Folding Doors*

Folding accordion door to staff coat closet

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

C1030.01 Visual Display Boards**

Chalkboards, whiteboards, tackboards and pull down screens

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	JAN-07

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

Pre-finished metal toilet and shower partitions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-07

C1030.06 Handrails* - Library stair

Wall mounted metal handrail guide rail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	JAN-07

C1030.08 Interior Identifying Devices*

Plastic room numbers over doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	JAN-07

C1030.12 Storage Shelving*

Stained wood shelving in classrooms, administration offices, staff room. Painted wood shelving in Janitors rooms. Metal storage shelving in storage rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	JAN-07

C1030.14 Toilet, Bath, and Laundry Accessories*

Soap, towel and toilet paper dispensers. Waste receptacles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	JAN-07

C2020.06 Carpet Stair Finishes**

Carpet on stair to Library mezzanine

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	10	JAN-07

Event: Replace carpet

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,100	Low

Updated: JAN-07

C2020.08 Stair Railings and Balustrades*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JAN-07

C3010.04 Gypsum Board Wall Finishes*

Painted gypsum board

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	60	JAN-07

C3010.06 Tile Wall Finishes**

Ceramic tile to washroom and change room walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	JAN-07

C3010.09 Acoustical Wall Treatment**

Wood slats on fabric

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	JAN-07

C3010.11 Interior Wall Painting**

Painted concrete masonry and gypsum board. Painted metal door frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	10	JAN-07

C3020.01.02 Paint Concrete Floor Finishes**

Painted Mechanical room floor and stair treads

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	10	JAN-07

C3020.04 Wood Flooring**

Vented wood resilient gym floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-07

C3020.07 Resilient Flooring**

VCTile in storage rooms, janitors rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	JAN-07

C3020.08 Carpet Flooring**

Administration offices, classrooms, library

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	15	JAN-07

Event: Replace carpet

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$65,000	Low

Updated: JAN-07

C3020.11 Floor Painting

Gym floor and games lines

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	5	JAN-07

C3030.04 Gypsum Board Ceiling Finishes*

Corridor bulkheads, Janitors rooms, storage rooms Mechanical room, Washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	JAN-07

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

Suspended acoustic T-bar ceilings in administration offices, classrooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

C3030.07 Interior Ceiling Painting**

Painted gypsum board

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	20	JAN-07

C3030.09 Other Ceiling Finishes*

Fabric covered acoustic panels in gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	JAN-07

D1010.02 Lifts**

Library mezzanine lift at Mezzanine stair. Lift does not operate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1992	25	JAN-07

Event: Replace lift

Concern:

Life does not operate, and computer lab at Mezzanine level inaccessible

Recommendation:

Replace lift

Consequences of Deferral:

Limited accessibility

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$25,000	Medium

Updated: JAN-07

S4 MECHANICAL

D2010.01 Water Closets**

28 floor mounted, flush valve, open front seats.
6 Floor mounted, flush tank, open front seat for staff/separate wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	35	JAN-07

D2010.02 Urinals**

6 wall hung urinals, with automatic timed flush tank system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	35	JAN-07

D2010.03 Lavatories**

19 enameled steel lavatories in millwork with single lever faucets. Trim replaced in 1995.
5 wall hung vitreous china lavatories with single lever mixing tees.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	35	JAN-07

D2010.04 Sinks**

12 Stainless steel sinks with swing spout in classrooms, kitchen and staff lounge.
2 floor mounted enameled steel custodial sinks with mixing tees and vacuum breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D2010.04 Sinks** - Laboratory

Laboratory sinks with swing spouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	30	JAN-07

Event: Install vacuum breakers on lab sinks.

Concern:

No vacuum breakers on lab sinks.

Recommendation:

Install 6 vacuum breakers.

Consequences of Deferral:

Possible backflow into water supply.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$1,000	Unassigned

Updated: JAN-07

D2010.05 Showers**

Two shower stalls in gym change rooms, one for boys and one for girls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D2010.08 Drinking Fountains / Coolers**

5 fibre glass and one stainless steel non-refrigerated drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	35	JAN-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	40	JAN-07

D2020.01.02 Valves: Domestic Water**

Ball valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	40	JAN-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Installed on two main domestic water branches, one for building and one for hose bibbs. Also installed boiler make-up water, and individual hose bibbs have vacuum breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	20	JAN-07

D2020.02.02 Plumbing Pumps: Domestic Water**

Inline domestic hot recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	20	JAN-07

D2020.02.06 Domestic Water Heaters**

1A.O. Smith domestic water heater, Model: BT197H-860S, Input: 50.7 kW, Capacity: 379 litres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	20	JAN-07

D2020.03 Water Supply Insulation: Domestic*

Domestic cold, hot and recirculation water is insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D2030.01 Waste and Vent Piping*

Cast iron or copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	50	JAN-07

D2040.01 Rain Water Drainage Piping Systems*

Cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	50	JAN-07

D2040.02.04 Roof Drains**

Full open flow roof drains with gravel guards installed on non-sloped areas of roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	40	JAN-07

D3010.02 Gas Supply Systems*

Gas distribution piping to heating boilers, domestic hot water heater, portable furnaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	60	JAN-07

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

2 Superhot Boilers, Model: AAE-1800-N-M, Input: 527 kW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	35	JAN-07

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

Combined metal chimney up through roof. Combustion air duct runs down wall to draft trap.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

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

Chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D3040.01.01 Air Handling Units: Air Distribution - AHU-2 Gym Unit**

1 Engineered Air air handling unit, Model: LM-6-C, complete with supply fan, glycol heating coil, and filter section. Capacity: 2832 L/s.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D3040.01.01 Air Handling Units: Air Distribution AHU-1 Main Building**

1 Engineered Air air handling unit, Model: LM-26-C, complete with supply fan, glycol heating coil, filter section, mixing section with pneumatic actuators. Capacity: 12271 L/s.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D3040.01.02 Fans: Air Distribution*

Circular ceiling fans located in gym and high ceilings in corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D3040.01.04 Ducts: Air Distribution*

Low velocity ductwork. Ceiling space used as return air plenum.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	50	JAN-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Square cone supply diffusers in dropped ceilings. Double deflection and bar supply grilles in some areas. Egg crate for return and exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D3040.01.07 Air Outlets & Inlets:Air Distribution* - Electrical Room

No air in electrical/data room. Room gets very warm.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JAN-07

Event: Provide ventilation into electrical room

Concern:

Room gets very warm. Possible damage to data switches/hubs.

Recommendation:

Install supply air duct with grille in electrical room. Install return air with fire damper.

Consequences of Deferral:

Damage to data equipment.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$5,000	Unassigned

Updated: JAN-07

D3040.03.01 Hot Water Distribution Systems**

Steel supply system. 2 hot water pumps for perimeter heating, and 2 glycol pumps for heating coils in air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	40	JAN-07

D3040.04.01 Fans: Exhaust**

Cabinet exhaust fans for washrooms and general exhaust. Range hood exhausts for kitchen and staff lounge. Exhaust hood for Kiln heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D3040.04.03 Ducts: Exhaust*

Low velocity exhaust air ductwork to exhaust air outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	50	JAN-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate exhaust air grilles throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D3040.05 Heat Exchangers**

Shell and tube heat exchanger for glycol for air handling unit coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D3050.01.01 Computer Room Air Conditioning Units**

Computer lab gets warm.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JAN-07

Event: Install computer lab A/C unit

Concern:

Computer lab gets warm when in use.

Recommendation:

Install 5 ton air conditioning system.

Consequences of Deferral:

Students get uncomfortable.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2009	\$25,000	High

Updated: JAN-07

D3050.02 Air Coils**

Duct mounted hot water heating coils to temper air in some parts of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D3050.05.02 Fan Coil Units**

8 force flows at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D3050.05.03 Finned Tube Radiation**

Finned tube radiation around perimeter of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	40	JAN-07

D3050.05.06 Unit Heaters**

Unit heater in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D3060.02.01 Electric and Electronic Controls**

Line voltage controls for force flows and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

D3060.02.02 Pneumatic Controls**

Pneumatic compressor with dryer in mechanical room. Pneumatic control valves and actuators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	40	JAN-07

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

Johnson Metasys DDC system for monitoring and main equipment control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2006	25	JAN-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

ABC dry chemical fire extinguishers located throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	JAN-07

S5 ELECTRICAL

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

Siemens 1200A 120/208 3 phase 4W main switchboard fed underground from exterior 450kVA transformer with 3 sets of 4-500 MCM RW90 cables. The trip setting for the main 3P main circuit breaker is 800A. There is an integral CDP feeding a MCC and the power panels located throughout the school. There is a spare 400A circuit breaker and space for future equipment or panels. Switchboard has lightning arrestor/surge protection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	40	JAN-07

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

The panels are Siemens 42 circuit, 225A bus, 120/208V 3 phase 4W and are located throughout the school. Most have 150A feeds and have 25 - 50% spare capacity for future circuits. The panel for the parking receptacles are controlled by a contactor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	30	JAN-07

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

The MCC is a Siemens 600A 120/208V 3 phase 3w unit (protected by a 300A circuit breaker in the main switchboard) controlling AHUs, compressors and pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	30	JAN-07

D5010.07.02 Motor Starters and Accessories**

Loose starters are combination magnetic and are located near the equipment they control. They are mostly Siemens manufacture. Safety switches are Siemens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	JAN-07

D5020.01 Electrical Branch Wiring*

The electrical branch wiring is original to the school. There are sufficient outlets in each classroom and in the corridors. GFI receptacles are used when outlets are near sinks(e.g. In science room). There is a kitchen area in the staff room with microwave ovens, range, full size fridge and a dishwasher.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	50	JAN-07

D5020.02.01 Lighting Accessories (Lighting Controls)*

Offices and classrooms have toggle type switches while the general areas (corridors and washrooms) have key switches. The gym light fixtures are key type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	30	JAN-07

D5020.02.02.02 Interior Florescent Fixtures**

Fluorescent light fixtures are T12 lamps with magnetic ballasts except for 2 portable classrooms which have T8 lamps. Light levels in the classrooms and gym acceptable. There is a combination of t-bar recessed light fixtures and surface mounted light fixtures throughout the school. There are also some compact fluorescent accent downlight fixtures in the entrance and library. Fluorescent luminaires augment the HID lights in the gym. The office area has parabolic lens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	JAN-07

Event: Replace T12 lamps with T8

Concern:

Existing T12 lamps with magnetic ballasts are energy inefficient and the lighting industry is moving towards discontinuing the T12 type

Recommendation:

Replace the T12 fluorescents with energy efficient T8 lamps with electronic ballasts

Consequences of Deferral:

Higher than necessary electrical energy payments and maintenance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$80,000	High

Updated: JAN-07

D5020.02.02.03 Interior Metal Halide Fixture*

18 - 400W MH HID pendant mounted light fixtures with integral ballasts are installed in the gym. 11- 400W MH HID luminaires are located in the library with remote mounted ballasts in a nearby storage room. These should be removed as they are not used and are difficult to keep clean. The lighting level is adequate without them.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	30	JAN-07

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting is provided by 12V Ready Lite battery packs with 12W quartz remote heads. They are mounted on both ceilings and walls and are located throughout the school in corridors and washrooms. The units in the gym are protected with wire guards, however there are insufficient number to meet Code requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	JAN-07

Event: Add emergency lighting in gym

Concern:

Insufficient emergency lighting in gym. Does not meet Code requirements

Recommendation:

Add emergency lighting in gym.

Consequences of Deferral:

Continued Code violation. Insufficient emergency lighting for egress upon power failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$2,000	Unassigned

Updated: JAN-07

D5020.02.03.03 Exit Signs*

Exit signs are Ready Lite, white, thin profile, steel frame, 13W incandescent type and connected to the emergency lighting battery packs. Exit signs in the gym are protected with wire guards

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	JAN-07

Event: Replace exit light lamps with LED type

Concern:

Exit lights are energy inefficient incandescent type.

Recommendation:

Replace incandescent type with LED

Consequences of Deferral:

Higher than necessary electrical energy payments and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$2,000	High

Updated: JAN-07

D5020.03.01.03 Exterior Metal Halide Fixtures*

2 - 250W MH HID wall packs are mounted on the N side of the gym and 3 on the W wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	JAN-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

35W MH HID downlights are installed in the entrance canopy. 70W HPS HID lights are located over the exits from the main school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	JAN-07

Event: Add exterior light fixtures

Concern:

There are no light fixtures on the E or S side of the school except near the meter room.

Recommendation:

Add exterior light fixtures on the E and S side of the school. Note: residential buildings are nearby, especially on the east side of the school, so appropriate fixtures need to be selected with cut-off lens.

Consequences of Deferral:

Safety and security of personnel and buildings may be compromised.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$5,000	Unassigned

Updated: JAN-07

D5020.03.02 Lighting Accessories: Exterior (Lighting Controls)*

A photocell located on the N side of the building controls the exterior lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	JAN-07

D5030.01 Detection and Fire Alarm**

An Edwards EST ESA 2000 zone type single stage Fire Alarm panel is located in the Custodian's office with an annunciator panel at the main entrance. It is a 24V class B system with 8 spare zones. The system is tested annually with monthly fire drills. It was last tested in February 2006. Heat detectors are located in all storage areas. Bell/strobes are located throughout the school and provide good audible and visual alarms. Smoke detectors are installed in the corridors and hold-open devices are on corridor doors. Manual pull stations are located at all exit doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	25	JAN-07

D5030.02.01 Door Answering*

The door bell is connected to the PA system. It is operational only after normal school hours and monitored by the Calgary Board of Education.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	25	JAN-07

D5030.02.02 Intrusion Detection**

Silent Knight security system monitored by the CBE. The corridors have motion sensors. The exterior doors have no door contacts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	25	JAN-07

D5030.03 Clock and Program Systems**

The clock and program system is via the PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	25	JAN-07

D5030.04.01 Telephone Systems**

System is a Norstar Meridian system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	25	JAN-07

D5030.04.03 Call Systems**

The call system is through the PA system. Call/Privacy return call switches are located in all classrooms (including the Portables) and some other rooms. Speakers are located in all rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	25	JAN-07

D5030.04.04 Data Systems**

Cat 5e data cable is in all classrooms, offices and the computer room. The main data rack is floor mounted in the library storage room. There are several hubs (data switches) located throughout the school at key locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	25	JAN-07

D5030.05 Public Address and Music Systems**

The main PA console is located in the administration office and is a Dukane system. Speakers are located in all classrooms, all corridors, the gym and other areas (e.g. custodian's office).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	20	JAN-07

D5030.06 Television Systems*

The school has 2 cable TV outlets. One in the library and one in the staff lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	JAN-07

D5030.07 Other Communications and Security Systems*

Supernet is installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	JAN-07

D5090.01 Uninterruptible Power Supply Systems**

A small UPS for server and Supernet

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	30	JAN-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

Frig, range, microwave in Staff room and Gym Kitchen

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Climbing ropes

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	15	JAN-07

E2010.02 Fixed Casework**

General office and staff base and upper cabinets, Teacher/s cabinets, mail slots, coat storage racks in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	JAN-07

E2010.03.06 Curtains and Drapes**

Fabric drapes on pull track over windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-07

E2020 Moveable Furnishings*

Classroom tables, desks and chairs. Music room platforms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	JAN-07

F1010.02.04 Portable and Mobile Buildings* - P1

1993 Wood framed floors, walls and roof. Gypsum board painted walls. Sheet vinyl and carpet floors. Suspended Acoustic T-Bar ceiling. Gypsum board to underside of roof joists above T-Bar. Anodized aluminum double hung window with sealed windows, screened vents. Fabric curtains on pull track. Stained wood cubbies for children's storage. Stained wood shelving and coat rack. Chalkboard, tackboard. 3/4 hour rated hollow metal entrance door and frame. Cedar T&G exterior siding. Pre-finished metal fascia. Anodized aluminum louvres. Wire mesh protective window screens. Pre-finished metal fascia. Painted plywood skirting. Screened crawl space vents. SBS roofing. Common connecting corridor gypsum board walls, sheet vinyl floors and acoustic T-Bar ceilings. Acceptable

Mechanical

Heating and ventilation provided by furnace (1993). Furnace is Pac-III Model: Pac-III-90N-400-FF with damper control, Input: 26.4 kW, Output: 21.1 kW. Sidewall supply air grilles. Eggcrate return grilles in ceiling returns air to furnace.

Tech cond: Acceptable.

Recommendations: None.

Electrical

The room has it's own power panel: an ITE 8 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. The panel is full. Communication systems (telephone, data, paging) are connected to the main school systems. The classroom has a FA detector, manual pull station and FA strobe in the room. The connecting corridor has fire detection and signaling devices (bell strobes). All FA devices are connected to the school's main fire alarm system. Lighting is by surface mounted luminaires using T12 lamps. Emergency lighting and exit lights are in the connecting corridor. Exit lights are the incandescent lamp type and are connected to emergency power

Tech cond: acceptable.

Recommendations: Replace T12 lamps with T8 type with electronic ballasts (cost: \$2,500.00)

Replace the exit lamp light source to LED type (cost: \$200.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	JAN-07

Event: Replace T12 Lamps with T8

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$2,500	Low

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - P10

1996 Wood framed floors, walls and roof. Gypsum board painted walls. Sheet vinyl and carpet floors. Suspended Acoustic T-Bar ceiling. Gypsum board to underside of roof joists above T-Bar. Anodized aluminum double hung window with sealed windows, screened vents. Fabric curtains on pull track. Stained wood cubbies for children's storage. Stained wood shelving and coat rack. Chalkboard, tackboard. 3/4 hour rated hollow metal entrance door and frame. Hardiboard exterior siding. Pre-finished metal fascia. Anodized aluminum louvres. Wire mesh protective window screens. Pre-finished metal fascia. Painted plywood skirting. Screened crawl space vents. SBS roofing. Acceptable.

Mechanical

Heating and ventilation provided by furnace (1996). Furnace is Pac-III Model: Pac-III-90N-400-FF with damper control, Input: 26.4 kW, Output: 21.1 kW. Sidewall supply air grilles. Eggcrate return grilles in ceiling returns air to furnace.

Tech cond: Acceptable.

Recommendations: None.

Electrical

The room has it's own power panel: an ITE 8 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. The panel is full. Communication systems (telephone, data, paging) are connected to the main school systems. The classroom has a FA detector in the room and the connecting corridor has fire detection and signaling devices (bell strobes). All FA devices are connected to the school's main fire alarm system. Lighting is by recessed luminaires mounted in t-bar using T8 lamps. Emergency lighting and exit lights are in the connecting corridor. Exit lights are the incandescent lamp type and are connected to emergency power

Tech cond: acceptable.

Recommendations: 1 Replace the exit lamp light source to LED type (cost: \$200.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

F1010.02.04 Portable and Mobile Buildings* - P11

1980 Wood framed floors, walls and roof. Gypsum board painted walls. Sheet vinyl and carpet floors. Suspended Acoustic T-Bar ceiling. Gypsum board to underside of roof joists above T-Bar. Anodized aluminum double hung window with sealed windows, screened vents. Fabric curtains on pull track. Stained wood cubbies for children's storage. Stained wood shelving and coat rack. Chalkboard, tackboard. 3/4 hour rated hollow metal entrance door and frame. Cedar T&G exterior siding. Pre-finished metal fascia. Anodized aluminum louvres. Wire mesh protective window screens. Pre-finished metal fascia. Painted plywood skirting. Screened crawl space vents. SBS roofing. Acceptable.

Mechanical

Heating and ventilation provided by furnace (1990). Furnace is National Comfort Products Model: NTC6100GFA1 with damper control, Input: 29.3 kW. Single deflection supply air grilles. Direct return grille in furnace housing returns air to furnace.

Tech cond: Acceptable.

Recommendations: None.

Electrical

The room has it's own power panel: a Nova 12 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. The panel has 5 spaces for future circuits. Communication systems (telephone, data, paging) are connected to the main school systems. The classroom has a FA detector in the room and the connecting corridor has fire detection and signaling devices (bell strobes). All FA devices are connected to the school's main fire alarm system. Lighting is by recessed luminaires mounted in t-bar using T12 lamps. Emergency lighting and exit lights are in the connecting corridor. Exit lights are the incandescent lamp type and are connected to emergency power

Tech cond: acceptable.

Recommendations: Replace T12 lamps with T8 type with electronic ballasts (cost: \$2,500.00)

Replace the exit lamp light source to LED type (cost: \$200.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

Event: Replace T12 Lamps with T8

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$2,500	Low

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - P12

1984 Wood framed floors, walls and roof. Pre-finished gypsum panel walls. Sheet vinyl and carpet floors. Suspended Acoustic T-Bar ceiling. Gypsum board to underside of roof joists above T-Bar. Anodized aluminum double hung window with sealed windows, screened vents. Fabric curtains on pull track. Stained wood cubbies for children's storage. Stained wood shelving and coat rack. Chalkboard, tackboard, pull down screen. 3/4 hour rated hollow metal entrance door and frame. Cedar T&G exterior siding. Anodized aluminum louvres. Wire mesh protective window screens. Pre-finished metal fascia. Painted plywood skirting. Screened crawl space vents. Carpet worn and ravelling. SBS roofing surface granules worn off. Exterior exit doors painted hollow metal doors in painted pressed steel frames complete with panic hardware and weatherstripping
 Painted wood framed exterior stair to grade with galvanized metal perforated landing and stair treads. Painted wood railings and balustrade.

Acceptable.

Mechanical

Heating and ventilation provided by furnace (1999). Furnace is Lennox Model: G24M3/4-100S-12 with damper control, Input: 29.3 kW. Sidewall supply air grilles. Eggcrate return grilles in ceiling returns air to furnace.

Tech cond: Good.

Recommendations: None.

Electrical

The room has it's own power panel: a Commander 12 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. There are 4 spaces for future circuits. Communication systems (telephone, data, paging) are connected to the main school systems. The classroom has a FA detector in the room and the connecting corridor has fire detection and signaling devices (bell strobes). All FA devices are connected to the school's main fire alarm system. Lighting is by surface mounted luminaires using T12 lamps. Emergency lighting and exit lights are in the connecting corridor. Exit lights are the incandescent lamp type and are connected to emergency power

Tech cond: acceptable.

Recommendations: Replace T12 lamps with T8 type with electronic ballasts (cost: \$2,500.00)

Replace the exit lamp light source to LED type (cost: \$200.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

Event: Replace T12 Lamps with T8

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$2,500	Low

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - P2

1993 Wood framed floors, walls and roof. Gypsum board painted walls. Sheet vinyl and carpet floors. Suspended Acoustic T-Bar ceiling. Gypsum board to underside of roof joists above T-Bar. Anodized aluminum double hung window with sealed windows, screened vents. Fabric curtains on pull track. Stained wood cubbies for children's storage. Stained wood shelving and coat rack. Chalkboard, tackboard. 3/4 hour rated hollow metal entrance door and frame. Sheet vinyl floor seams delaminating. Cedar T&G exterior siding. Anodized aluminum louvres. Wire mesh protective window screens. Pre-finished metal fascia. Painted plywood skirting. Screened crawl space vents. SBS roofing. Acceptable.

Mechanical

Heating and ventilation provided by furnace (1993). Furnace is Pac-III Model: Pac-III-90N-400-FF with damper control, Input: 26.4 kW, Output: 21.1 kW. Sidewall supply air grilles. Eggcrate return grilles in ceiling returns air to furnace.

Tech cond: Acceptable.

Recommendations: None.

Electrical

The room has it's own power panel: an ITE 8 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. The panel is full. Communication systems (telephone, data, paging) are connected to the main school systems. The classroom has a FA detector in the room and the connecting corridor has fire detection and signaling devices (bell strobes). All FA devices are connected to the school's main fire alarm system. Lighting is by recessed luminaires mounted in t-bar using T12 lamps. Emergency lighting and exit lights are in the connecting corridor. Exit lights are the incandescent lamp type and are connected to emergency power

Tech cond: acceptable.

Recommendations: Replace T12 lamps with T8 type with electronic ballasts (cost: \$2,500.00)

Replace the exit lamp light source to LED type (cost: \$200.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-07

Event: Replace T12 Lamps with T8

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$2,500	Low

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - P3

1986 Wood framed floors, walls and roof. Gypsum board painted walls. Sheet vinyl and carpet floors. Suspended Acoustic T-Bar ceiling. Gypsum board to underside of roof joists above T-Bar. Anodized aluminum double hung window with sealed windows, screened vents. Fabric curtains on pull track. Stained wood cubbies for children's storage. Stained wood shelving and coat rack. Chalkboard, tackboard. 3/4 hour rated hollow metal entrance door and frame. Cedar T&G exterior siding. Anodized aluminum louvres. Wire mesh protective window screens. Pre-finished metal fascia. Painted plywood skirting. Screened crawl space vents. SBS roofing. Acceptable.

Mechanical

Heating and ventilation provided by furnace (1993). Furnace is National Comfort Products Model: NTC6100GFA1 with damper control, Input: 29.3 kW. Single deflection supply air grilles. Direct return grille in furnace housing returns air to furnace.

Tech cond: Acceptable.

Recommendations: None.

Electrical

The room has it's own power panel: a Commander 12 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. There are 5 spaces for future circuits. Communication systems (telephone, data, paging) are connected to the main school systems. The classroom has a FA detector in the room and the connecting corridor has fire detection and signaling devices (bell strobes). All FA devices are connected to the school's main fire alarm system. Lighting is by recessed luminaires mounted in t-bar using T12 lamps. Emergency lighting and exit lights are in the connecting corridor. Exit lights are the incandescent lamp type and are connected to emergency power

Tech cond: acceptable.

Recommendations: Replace T12 lamps with T8 type with electronic ballasts (cost: \$2,500.00)

Replace the exit lamp light source to LED type (cost: \$200.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JAN-07

Event: Replace T12 Lamps with T8

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$2,500	Low

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - P4

1993 Wood framed floors, walls and roof. Gypsum board painted walls. Sheet vinyl and carpet floors. Suspended Acoustic T-Bar ceiling. Gypsum board to underside of roof joists above T-Bar. Anodized aluminum double hung window with sealed windows, screened vents. Fabric curtains on pull track. Stained wood cubbies for children's storage. Stained wood shelving and coat rack. Chalkboard, tackboard. 3/4 hour rated hollow metal entrance door and frame. Cedar T&G exterior siding. Anodized aluminum louvres. Wire mesh protective window screens. Pre-finished metal fascia. Painted plywood skirting. Screened crawl space vents. SBS roofing. Acceptable.

Mechanical

Heating and ventilation provided by furnace (1993). Furnace is Pac-III Model: Pac-III-90N-400-FF with damper control, Input: 26.4 kW, Output: 21.1 kW. Sidewall supply air grilles. Eggcrate return grilles in ceiling returns air to furnace.

Tech cond: Acceptable.

Recommendations: None.

Electrical

The room has it's own power panel: an ITE 8 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. The panel is full. Communication systems (telephone, data, paging) are connected to the main school systems. The classroom has a FA detector, manual pull station and FA strobe in the room. The connecting corridor has fire detection and signaling devices (bell strobes). All FA devices are connected to the school's main fire alarm system. Lighting is by surface mounted luminaires using T12 lamps. Emergency lighting and exit lights are in the connecting corridor. Exit lights are the incandescent lamp type and are connected to emergency power

Tech cond: acceptable.

Recommendations: Replace T12 lamps with T8 type with electronic ballasts (cost: \$2,500.00)

Replace the exit lamp light source to LED type (cost: \$200.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

Event: Replace T12 Lamps with T8

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$2,500	Low

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* - P5

1994 Wood framed floors, walls and roof. Gypsum board painted walls. Sheet vinyl and carpet floors. Suspended Acoustic T-Bar ceiling. Gypsum board to underside of roof joists above T-Bar. Anodized aluminum double hung window with sealed windows, screened vents. Fabric curtains on pull track. Stained wood cubbies for children's storage. Stained wood shelving and coat rack. Chalkboard, tackboard. 3/4 hour rated hollow metal entrance door and frame. Cedar T&G exterior siding. Anodized aluminum louvres. Wire mesh protective window screens. Pre-finished metal fascia. Painted plywood skirting. Screened crawl space vents. SBS roofing. Acceptable.

Mechanical

Heating and ventilation provided by furnace (1994). Furnace is Pac-III Model: Pac-III-90N-400-FF with damper control, Input: 26.4 kW, Output: 21.1 kW. Sidewall supply air grilles. Eggcrate return grilles in ceiling returns air to furnace.

Tech cond: Acceptable.

Recommendations: None.

Electrical

The room has it's own power panel: a Westinghouse 12 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. There are 4 spaces for future circuits. Communication systems (telephone, data, paging) are connected to the main school systems. The classroom has a FA detector in the room and the connecting corridor has fire detection and signaling devices (bell strobes). All FA devices are connected to the school's main fire alarm system. Lighting is by recessed luminaires mounted in t-bar using T12 lamps. The lamps are a mix of colours (ww and cw). Emergency lighting and exit lights are in the connecting corridor. Exit lights are the incandescent lamp type and are connected to emergency power

Tech cond: acceptable.

Recommendations: Replace T12 lamps with T8 type with electronic ballasts (cost: \$2,500.00)

Replace the exit lamp light source to LED type (cost: \$200.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

Event: Replace T12 Lamps with T8

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$2,500	Low

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - P6

1992 Wood framed floors, walls and roof. Gypsum board painted walls. Sheet vinyl and carpet floors. Suspended Acoustic T-Bar ceiling. Gypsum board to underside of roof joists above T-Bar. Anodized aluminum double hung window with sealed windows, screened vents. Fabric curtains on pull track. Stained wood cubbies for children's storage. Stained wood shelving and coat rack. Chalkboard, tackboard. 3/4 hour rated hollow metal entrance door and frame. Cedar T&G exterior siding. Anodized aluminum louvres. Wire mesh protective window screens. Pre-finished metal fascia. Painted plywood skirting. Screened crawl space vents. SBS roofing.

Painted wood framed exterior stair to grade with galvanized metal perforated landing and stair treads. Painted wood railings and balustrade. Exterior exit doors painted hollow metal doors in painted pressed steel frames complete with panic hardware and weatherstripping. Acceptable.

Mechanical

Heating and ventilation provided by furnace (1995). Furnace is Carrier Weathermaker 8000 Model: WAV090 with damper control, Input: 29.0 kW, Output: 24.4 kW. Sidewall supply air grilles. Eggcrate return grilles in ceiling returns air to furnace.

Tech cond: Acceptable.

Recommendations: None.

Electrical

The room has it's own power panel: a Commander 8 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. The panel is full. Communication systems (telephone, data, paging) are connected to the main school systems. The classroom has a FA detector in the room and the connecting corridor has fire detection and signaling devices (bell strobes). All FA devices are connected to the school's main fire alarm system. Lighting is by recessed luminaires mounted in t-bar using T12 lamps. The lamps are a mix of colours (ww and cw). Emergency lighting and exit lights are in the connecting corridor. Exit lights are the incandescent lamp type and are connected to emergency power

Tech cond: acceptable.

Recommendations: Replace T12 lamps with T8 type with electronic ballasts (cost: \$2,500.00)
 Replace the exit lamp light source to LED type (cost: \$200.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

Event: Replace T12 Lamps with T8

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$2,500	Low

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - P7

1984 Wood framed floors, walls and roof. Gypsum board painted walls. Sheet vinyl and carpet floors. Suspended Acoustic T-Bar ceiling. Gypsum board to underside of roof joists above T-Bar. Anodized aluminum double hung window with sealed windows, screened vents. Fabric curtains on pull track. Stained wood cubbies for children's storage. Stained wood shelving and coat rack. Chalkboard, tackboard. 3/4 hour rated hollow metal entrance door and frame. Cedar T&G exterior siding. Pre-finished metal fascia. Anodized aluminum louvres. Wire mesh protective window screens. Pre-finished metal fascia. Painted plywood skirting. Screened crawl space vents. SBS roofing. Common connecting corridor gypsum board walls, sheet vinyl floors and acoustic T-Bar ceilings.
Acceptable.

Mechanical

Heating and ventilation provided by furnace (1999). Furnace is Lennox Model: G24M3/4-100S-12 with damper control, Input: 29.3 kW. Sidewall supply air grilles. Eggcrate return grilles in ceiling returns air to furnace.

Tech cond: Good.

Recommendations: None.

Electrical

The room has it's own power panel: a Commander 12 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. There are 4 spaces for future circuits. Communication systems (telephone, data, paging) are connected to the main school systems. The classroom has a FA detector in the room and the connecting corridor has fire detection and signaling devices (bell strobes). All FA devices are connected to the school's main fire alarm system. Lighting is by surface mounted luminaires using T12 lamps. Emergency lighting and exit lights are in the connecting corridor. Exit lights are the incandescent lamp type and are connected to emergency power

Tech cond: acceptable.

Recommendations: Replace T12 lamps with T8 type with electronic ballasts (cost: \$2,500.00)

Replace the exit lamp light source to LED type (cost: \$200.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

Event: Replace T12 Lamps with T8

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$2,500	Low

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - P8

1989 Wood framed floors, walls and roof. Gypsum board painted walls. Sheet vinyl and carpet floors. Suspended Acoustic T-Bar ceiling. Gypsum board to underside of roof joists above T-Bar. Anodized aluminum double hung window with sealed windows, screened vents. Fabric curtains on pull track. Stained wood cubbies for children's storage. Stained wood shelving and coat rack. Chalkboard, tackboard. 3/4 hour rated hollow metal entrance door and frame. Cedar T&G exterior siding. Pre-finished metal fascia. Anodized aluminum louvres. Wire mesh protective window screens. Pre-finished metal fascia. Painted plywood skirting. Screened crawl space vents. SBS roofing Acceptable.

Mechanical

Heating and ventilation provided by furnace (1994). Furnace is Carrier Model: 58SSB080-BC with damper control, Input: 27.8 kW, Output: 22.9 kW. Sidewall supply air grilles. Eggcrate return grilles in ceiling returns air to furnace.

Tech cond: Acceptable.

Recommendations: None.

Electrical

The room has it's own power panel: a Commander 12 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. The panel is full. Communication systems (telephone, data, paging) are connected to the main school systems. The classroom has a FA detector in the room and the connecting corridor has fire detection and signaling devices (bell strobes). All FA devices are connected to the school's main fire alarm system. Lighting is by recessed luminaires mounted in t-bar using T12 lamps. Emergency lighting and exit lights are in the connecting corridor. Exit lights are the incandescent lamp type and are connected to emergency power

Tech cond: acceptable.

Recommendations: Replace T12 lamps with T8 type with electronic ballasts (cost: \$2,500.00)

Replace the exit lamp light source to LED type (cost: \$200.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

Event: Replace T12 Lamps with T8

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$2,500	Low

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - P9

1996 Wood framed floors, walls and roof. Gypsum board painted walls. Sheet vinyl and carpet floors. Suspended Acoustic T-Bar ceiling. Gypsum board to underside of roof joists above T-Bar. Anodized aluminum double hung window with sealed windows, screened vents. Fabric curtains on pull track. Stained wood cubbies for children's storage. Stained wood shelving and coat rack. Chalkboard, tackboard. 3/4 hour rated hollow metal entrance door and frame. Hardiboard exterior siding. Pre-finished metal fascia. Anodized aluminum louvres. Wire mesh protective window screens. Pre-finished metal fascia. Painted plywood skirting. Screened crawl space vents. Acceptable.

Mechanical

Heating and ventilation provided by furnace (1996). Furnace is Pac-III Model: Pac-III-90N-400-FF with damper control, Input: 26.4 kW, Output: 21.1 kW. Sidewall supply air grilles. Eggcrate return grilles in ceiling returns air to furnace.

Tech cond: Acceptable.

Recommendations: None.

Electrical

The room has it's own power panel: an ITE 8 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. The panel is full. Communication systems (telephone, data, paging) are connected to the main school systems. The classroom has a FA detector in the room and the connecting corridor has fire detection and signaling devices (bell strobes). All FA devices are connected to the school's main fire alarm system. Lighting is by recessed luminaires mounted in t-bar using T12 lamps. The lamps are a mix of colours (ww and cw). Emergency lighting and exit lights are in the connecting corridor. Exit lights are the incandescent lamp type and are connected to emergency power

Tech cond: acceptable.

Recommendations: Replace T12 lamps with T8 type with electronic ballasts (cost: \$2,500.00)

Replace the exit lamp light source to LED type (cost: \$200.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

Event: Replace T12 Lamps with T8

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$2,500	Low

Updated: JAN-07

F2020.01 Asbestos*

No asbestos known or reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-07

F2020.02 PCBs*

No PCB's known or reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-07

F2020.04 Mould*

No mould known or reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-07

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

Let down curb at parking lot to access sidewalk to Main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-07

K4010.02 Barrier Free Entrances

No barrier free automatic operator

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	JAN-07

Event: install automatic door operator

Concern:

Accessibility limited

Recommendation:

Install automatic door openers

Consequences of Deferral:

Limited accessibility

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$3,500	Medium

Updated: JAN-07

K4010.03 Barrier Free Interior Circulation

Clearances at doors, corridor widths

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-07

K4010.04 Barrier Free Washrooms

Dedicated barrier free washroom with water closet, china sink, lever faucets and grab bars.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	JAN-07

RECAPP Facility Evaluation Report



Monsignor Neville Anderson School

S2719
Calgary

Facility Details	
Building Name:	Monsignor Neville Anderson
Address:	
Location:	Calgary
Building Id:	S2719
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	Neil Jaud Architect inc.
Evaluation Date:	
Evaluator Name:	Neil Jaud

Total Maintenance Events Next 5 years: \$53,500
5 year Facility Condition Index (FCI): 0%

General Summary:

The cross plan school is situated on a site sloping from South to North. The entrance fronting street to the North is the lower part of the site. The play fields to the West and South of the building are graded and swaled to direct surface drainage around the building. Portables are attached to the West and South arms of the cross plan. Surface drainage of the south portions of the site is impeded by the placement of the portables and the fixed elevation of the East parking lot and hard play surface. Some ponding and reverse drainage into the buildings is apparent. The staff and guest parking lot is accessed from the fronting street. Overall the site is in good condition.

Mechanical: Domestic water, sanitary sewage and storm water connect to city mains. Catch basins are located in the parking lot and in the back of the school. A fire hydrant is located on site. Gas line connects to utility main. The mechanical site systems are in good condition.

Electrical

120/208V 3 phase power to the facility is fed from a 300kVA pad mounted transformer. Concrete bollards with duplex receptacles provide plug-in capability for 36 vehicles.

The site electrical systems are in good condition

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

G1030 Site Earthwork (Site Grading)*

The site is graded with swales to direct surface run-off away from and around the building. The swale to the South-East is steeply sloped to a catch basin. Portables extending to the East and South impede the designed flow of surface run-off causing some ponding adjacent to the portable skirting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	50	JAN-07

Event: Study

Concern:

Surface drainage impeded causing ponding adjacent to buildings

Recommendation:

Conduct study to resolve surface drainage issues

Consequences of Deferral:

Excessive maintenance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2007	\$7,500	Unassigned

Updated: JAN-07

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

Asphalt paved driveway to parking lot and access to rear building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

G2010.05 Roadway Curbs and Gutters*

Concrete cast in place curbs bordering the driveway from the street

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

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

Paved parking lot for staff and guest parking

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	10	JAN-07

Event: Replace parking lot paving

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$30,000	Low

Updated: JAN-07

G2020.05 Parking Lot Curbs and Gutters*

Cast in place concrete curbs bordering the parking lot. Let down curb for barrier free access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

G2020.06.02 Parking Bumpers*

Pre-cast concrete wheel stops pinned to the asphalt paving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

G2020.06.03 Parking Lot Signs*

Directional signs and barrier free stall sign

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

G2020.06.04 Pavement Markings*

Painted parking stall lines

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

G2030.02.02 Asphalt Pedestrian Pavement**

Asphalt paved walkways to perimeter of school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	10	JAN-07

Event: Repalce asphalt paths

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$8,000	Low

Updated: JAN-07

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Cast in place concrete walkways from street to Main entrance, from West classroom pod exit and from parking lot to Main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	15	JAN-07

Event: Replace sidewalks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$5,500	Low

Updated: JAN-07

G2030.06 Exterior Steps and Ramps*

Concrete steps on sidewalk from street to main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	15	JAN-07

G2040.02 Fences and Gates**

Galvanized metal chain link fence

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-07

G2040.03 Athletic and Recreational Surfaces**

Asphalt paved play area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

G2040.06 Exterior Signs*

Fascia mounted cut-out letters of school name

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	JAN-07

G2040.08 Flagpoles*

Anodized aluminum flag pole on concrete base

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	JAN-07

G2050.04 Lawns and Grasses*

Lawn grass worn down to sod in high traffic areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	15	JAN-07

Event: Replace lawn grass sod

Concern:

Lawn grass worn down and soil eroded at high traffic areas

Recommendation:

Replace sod

Consequences of Deferral:

Excessive maintenance. Life safety

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$10,000	High

Updated: JAN-07

G2050.05 Trees, Plants and Ground Covers*

Coniferous and deciduous trees and perennial shrubs at building entrance and side yards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	10	JAN-07

G3010.02 Site Domestic Water Distribution*

Water line from building connects to city main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	50	JAN-07

G3010.03 Site Fire Protection Water Distribution*

Fire hydrant located in side parking lot and across street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	50	JAN-07

G3020.01 Sanitary Sewage Collection*

Sanitary sewage line connected to city main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	50	JAN-07

G3030.01 Storm Water Collection*

Storm water line connects to city main. One catch basin for the site drainage in back of school and one catch basin in parking area. Site grading around portables does not properly allow for drainage to catch basins. Refer to G1030 Site Earthwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	JAN-07

G3060.01 Gas Distribution*

Gas line connects to utility mains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	50	JAN-07

G4010.01 Electrical Substations*

A 300 kW (?) 25kV/120/208V 3 Phase 4W exterior pad mounted transformer located on the west side of the school provides power to the school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	50	JAN-07

G4010.04 Car Plugs-ins*

1992 Single storey school with a North facing main entrance and South and East play fields. The site slopes from South to North and the play fields are swaled to direct surface run-off around the core building. The elevation of the asphalt play area and adjacent parking lot is such that the swaled drainage from the rear of the building to the lower North side is impeded. The asphalt parking lot is accessed from the fronting street.

There are 18 concrete bollards each with a duplex receptacle providing plug-in capability for 36 vehicles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	25	JAN-07