

# **RECAPP Facility Evaluation Report**

**Calgary RCSSD #1**



**Mother Mary Greene Elementary School**

B2723A

Calgary

**Facility Details**

**Building Name:** Mother Mary Greene Element  
**Address:** 115 Edenwold Drive N. W.  
**Location:** Calgary  
  
**Building Id:** B2723A  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$6,416,548  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Neil Jaud Architect inc.  
**Evaluation Date:** October 24 2006  
**Evaluator Name:** Neil Jaud

**Total Maintenance Events Next 5 years:** **\$32,200**  
**5 year Facility Condition Index (FCI):** **0.50%**

**General Summary:**

1992 Situated on a sloping site the single storey school utilizes multiple levels with internal connecting ramps. Floor plan consists of central nucleus of Administration, library and gym with satellite classroom pods branching off in three directions.

**Structural Summary:**

Concrete grade beam on piles. Steel columns and beams supporting mechanical room second floor. Load bearing concrete masonry walls supporting wood truss roof. Overall the structure is in good condition.

**Envelope Summary:**

Clay brick masonry veneer and pre-cast concrete accent panels over air space, rigid insulation and moisture barrier applied to concrete masonry back-up walls. Batt insulated vented roof trusses with poly vapour barrier applied to underside of trusses. Plywood sheathing waterproof membrane, strapping and concrete tiles on sloped roof areas. SBS roofing on flat portions. Exterior walls of brick veneer on concrete masonry. Concrete slab on grade floors, sloped and flat roofs  
 Overall the envelope is in good condition.

**Interior Summary:**

Painted concrete masonry and gypsum board walls. Ceramic tile, resilient flooring and carpet flooring. Suspended acoustic ceilings with smaller localized areas of gypsum board ceilings. Acoustic block and tectum panels in gymnasium. Vented wood gym floor. Overall the interior is in good condition.

**Mechanical Summary:**

The heating is provided by by two hot water boilers and perimeter finned radiation. Two air handling units provide ventilation to the building. The control system is DDC. Timed push button lavatory trim do not have parts available and are being replaced with single lever trim as they fail.  
 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 1992. 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. 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 a Simplex 4002 16 zone panel with audible 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 FA visual alarms throughout.

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 perimeter grade beam on piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	100	JAN-07

### A1030 Slab on Grade\*

Concrete slabs on grade at varying levels to accommodate sloped site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	100	JAN-07

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

Steel columns and beams supporting mezzanine mechanical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	100	JAN-07

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

200mm Concrete masonry

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	100	JAN-07

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

100mm concrete mechanical room floor slab on metal deck

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	100	JAN-07

### B1010.05 Mezzanine Construction\*

Library mezzanine steel columns and beams supporting concrete topped metal deck

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	80	JAN-07

### B1010.10 Floor Construction Firestopping\*

Sprayed firestopping at junction of mechanical room floor and roof deckng to perimeter walls

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

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

Wood sloped top chord trusses. Flat wood trusses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	100	JAN-07

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

2 layers type x gypsum board to underside of wood roof trusses

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

**S2 ENVELOPE****B2010.01.01 Precast Concrete: Exterior Wall Skin\***

Pre-cast concrete accent panels

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	75	JAN-07

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

Brick masonry veneer over air space

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	75	JAN-07

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

Vertical control joints in brick veneer masonry

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	75	JAN-07

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

Joint sealer caulking at perimeter of windows and grille openings

<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 backup wall to masonry veneer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	100	JAN-07

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

Waterproof air/vapour membrane over exterior face of concrete masonry. Rigid insulation over membrane.

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

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

Clear anodized aluminum louvers

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

#### B2010.09 Exterior Soffits\*

Stucco soffits at inset entrances

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

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

Thermally broken anodized bronze window frames with twin-sealed glazing

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

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

Painted hollow metal entrance doors in pressed steel frames

<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>
5 - Good	1992	30	JAN-07

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

RSI 5.6 batt insulation 100 um poly vapour barrier

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	25	JAN-07

#### B3010.02.02 Roofing Tiles\*\*

Concrete roof tiles on strapping over pardiene 20 roof membrane

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

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

SBS roofing over flat roof areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	25	JAN-07

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

Pre-finished metal roof flashings and parapet caps. Lead sheet flashings from sloped roof to vertical wall faces leak under wind driven rain conditions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	40	JAN-07

**Event: Repair flashings roof to walls**

**Concern:**

Water infiltration during wind driven rain events

**Recommendation:**

Repair flashings between vertical walls and sloped roofs

**Consequences of Deferral:**

Continued leakage. Potential material degradation of interior finish materials.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$15,000	High

**Updated:** JAN-07

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

Roof hatch with associated ladder from water meter room to roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	25	JAN-07



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

Concrete masonry walls in corridors and classrooms. Metal stud and gypsum board walls in administration office area and library

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

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

Operable vertical folding roll-up divider curtain in gymnasium

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

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

Painted metal pipe and bars

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

**C1010.05 Interior Windows\***

Pressed steel frames and safety glass

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

**C1010.05 Interior Windows\* - glass block**

Glass block used between classrooms and corridor, library and corridor, administration office and corridor.

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

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

Glazing in pressed steel frames between library and corridors

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

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

Sprayed firestopping at junction of walls to roof deck

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

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

Stained wood doors with kick plates in pressed steel frames

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

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

Painted hollow metal doors in pressed steel frames

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

### **C1020.03 Interior Fire Doors\* - rolling shutter**

Fire shutter between Administrative office and entrance lobby

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

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

Staff room coat closet doors

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1992	25	JAN-07

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

Whiteboards, chalkboards, tackboards and pull down screens in classrooms and gym

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

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

Painted metal toilet stall and shower partitions

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

### **C1030.06 Handrails\***

Painted metal wall mounted pipe rails

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

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

Plastic room number plates over doors

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

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

Metal boot storage shelving at entrances. Metal shelving in storage rooms

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

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

Soap dispensers, towel dispensers, toilet paper dispensers, waste receptacles

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

### **C2010 Stair Construction\***

Concrete filled steel pan and metal stringer stairs to Mechanical room. Concrete poured in place stairs in corridors between levels of school

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1992	100	JAN-07

### **C2020.05 Resilient Stair Finishes\*\***

Rubber stair treads and risers in corridor stairs to raised classroom pods

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

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

Wall mounted painted pipe stair railings to stairs between corridors and raised classroom pods. Painted metal pipe wall railings and centre balustrade to mechanical room stair

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

### **C2020.11 Other Stair Finishes\***

Painted concrete to mechanical room stair treads. Carpet stair treads and risers to Library stair.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1992	10	JAN-07

### **C2030.01 Ramp Construction\***

Cast in place concrete slab on grade

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1992	100	JAN-07

### **C2030.02 Ramp Finishes\***

Non slip resilient rubber sheet flooring

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1992	0	JAN-07

### **C2030.03 Ramp Railings\***

Painted metal pipe railings wall mounted

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

### **C3010.01 Concrete Wall Finishes\***

Painted concrete

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2005	100	JAN-07

### **C3010.02 Wall Paneling\*\***

38x38 stained wood vertical spaced slats on fabric covered backup in music room

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

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

Painted gypsum board in Administration offices, library and shop offices

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

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

Ceramic tile on concrete masonry in washrooms at urinals and at corridor drinking fountains

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

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

Concrete masonry sound block

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

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

Paint on concrete block masonry and gypsum board

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	10	JAN-07

### C3020.01.02 Paint Concrete Floor Finishes\*\*

Mechanical room floor paint

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	10	JAN-07

**Event:** repaint mechanical room floor

**Concern:**

Floor paint peeling and worn

**Recommendation:**

Re-paint floor

**Consequences of Deferral:**

Continued deterioration. Increased maintenance costs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$7,200	High

**Updated:** JAN-07

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

Ceramic tile/porcelain tile to entrance vestibule, student washrooms, student work areas in corridors

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

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

Vented wood gym floor

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

### **C3020.07 Resilient Flooring\*\* - VCT**

ECS classrooms, small offices, janitors rooms

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

### **C3020.07 Resilient Flooring\*\* - sheet vinyl**

Sheet vinyl flooring in corridors, classroom coat areas, infirmary, gym office

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

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

Adminstration offices and library

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

### **C3020.11 Floor Painting**

Gym floor and gym floor lines

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

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

Painted gypsum ceiling in entrance lobby, library, caretakers office, student washrooms, gym storage rooms, storage rooms,

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2005	50	JAN-07

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

Acoustic ceiling tiles in classrooms, corridors, administration offices

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1992	25	JAN-07

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

Painted ceilings and bulkheads

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2005	20	JAN-07

C3030.09 Other Ceiling Finishes\*

Tectum acoustic panels on gypsum board ceilings in gymnasium

Rating	Installed	Design Life	Updated
5 - Good	1992	50	JAN-07

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

28 Floor mounted, flush valve, open front seats.

3 Floor mounted, flush tank, open front seat for accessible wash rooms.

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

**D2010.02 Urinals\*\***

8 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\*\***

24 enameled steel lavatories in millwork with push button timed faucets. Some faucets have been replaced with single lever type due to lack of parts after failure.

3 wall hung vitreous china lavatories with lever handled mixing tees for accessible washrooms.

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

**D2010.04 Sinks\*\***

14 Stainless steel sinks with swing spouts in standard classrooms, kitchen and staff lounge. Sediment trap for sink in art room.

3 semi elevated enameled steel custodial sinks with mixing tees and vacuum breakers.

6 stainless steel lab sinks with swing spouts in science room. Vacuum breakers not required due to removal of tube supporting nozzle.

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

**D2010.05 Showers\*\***

4 single lever shower stalls in built up showers, 2 for boys and 2 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\*\***

6 wall hung non-refrigerated fiberglass 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.

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

### **D2020.01.02 Valves: Domestic Water\*\***

Ball valves.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
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 on boiler make-up water, and individual hose bibbs have vacuum breakers.

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

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

Inline domestic hot recirculation pump.

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

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

1 Jetglas domestic water heater, Model: M-I-100U-250-3N, Input: 73.2 kW, Capacity: 379 litre.

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

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

Domestic cold, hot, and recirculation.

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

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

Cast iron, plastic or copper.

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

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

Cast iron.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
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.

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

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

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

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

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

2 Superhot Boilers, Model: AAE-1080-N-M, Input: 316 kW.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
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.

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

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

Chemical pot feeder.

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

### **D3040.01.01 Air Handling Units: Air Distribution\*\* - AHU-1 Main School**

1 Engineered Air air handling unit, Model: LM-21-C complete with supply fan, glycol heating coil, filter section, mixing section with pneumatic actuators. Capacity: 9438 L/s.

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

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

1 Engineered Air air handling unit, Model: LM-8-C complete with supply fan, glycol heating coil, filter section, mixing section with pneumatic actuators. Capacity: 3587 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

**D3040.01.04 Ducts: Air Distribution\* - Balancing**

South wing has poor air circulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	JAN-07

**Event: Balance Air in Building**

**Concern:**

South classrooms have poor airflow to them and are uncomfortable.

**Recommendation:**

Balance the air in the entire school so south classrooms have more air.

**Consequences of Deferral:**

Students uncomfortable.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$10,000	Unassigned

**Updated:** JAN-07

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

Square cone supply diffusers in dropped ceilings. Single deflection supply grilles in some areas. Egg crate for return grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	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. Expansion tank.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
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.

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

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

Low velocity exhaust air ductwork to exhaust air outlets.

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

#### **D3040.04.05 Air Outlets and Inlets: Exhaust\***

Egg crate exhaust air grilles throughout.

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

#### **D3040.05 Heat Exchangers\*\***

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

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

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

9 force flows at entrances.

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

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

Finned tube radiation around perimeter of school.

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

**D3050.05.06 Unit Heaters\*\***

Unit heater in mechanical room.

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

**D3060.02.01 Electric and Electronic Controls\*\***

Line voltage controls for force flows and unit heaters.

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

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

Pneumatic compressor with dryer in mechanical room. Pneumatic control valves and actuators. Actuators on AHU-1 noted to be varying wildly. Some tuning required.

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

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

Johnson Metasys DDC system for monitoring and main equipment control.

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

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

ABC dry chemical fire extinguishers located throughout school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
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 circuit breaker is 1200A. There is an integral CDP feeding a MCC and the power panels located throughout the school. There is space for future equipment or panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	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 60A or 70A feeds and have 25 - 50% spare capacity for future circuits. The panels for the parking receptacles are controlled by contactors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	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 250A circuit breaker in the main switchboard) controlling AHUs, compressors and pumps. There is a 120V 1 phase section with 13 manual motor switches for the smaller mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	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>
5 - Good	1992	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. The gym has a motorized divider curtain. There are pack poles in the library and administration office with power and data outlets. Outlets near sinks (e.g. In science room) are required to be GFI receptacles.

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

**Event: Change receptacles in science room to GFI**

**Concern:**

Outlets near sinks do not have protection as required by code

**Recommendation:**

Change outlets to GFI

**Consequences of Deferral:**

Continued code violation. Personnel could receive an electrical shock

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$750	Unassigned

**Updated:** 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. Corridor lighting is controlled by a contactor in the custodian's office.

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

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

An explosion proof 150W light fixture is installed in the meter room. There are 3 sets of track lights in the staff room each with 4- 75W R30 lamps.

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

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

Fluorescent light fixtures are T12 lamps with magnetic ballasts. Light levels in the classrooms, offices and corridors are acceptable. There is a combination of t-bar recessed light fixtures and surface mounted light fixtures throughout the school. There are also some 2x13W compact fluorescent wall wash fixtures in the classrooms, entrance and library. There are 2 fluorescent luminaires in the gym to give some "instantaneous" lighting. The administration office, library and computer room have luminaires with parabolic lens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	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.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	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.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	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, 2-13W incandescent lamps and 1- 10W dc lamp 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	1992	30	JAN-07

**Event: Replace exit sign 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	\$2,500	High

**Updated:** 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 and 150W wall mounted luminaires illuminate the front and back of the school

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

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

A Simplex 4002 16 zone 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 6 spare zones. The system is tested annually with monthly fire drills. It was last tested in 2006. Heat detectors are located in all storage areas with an explosion proof detector in the meter room. Smoke detectors are installed in the corridors and hold-open devices are on corridor doors. Manual pull stations are located at all exit doors. 6" bells are located throughout the school and provide good audible alarms. There are no visible alarms (strobes).

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

**Event:** **Add heat detector in attic and visual alarm devices throughout**

**Concern:**

Attic space near mechanical room has wood trusses and is being used for storage. No visual alarms in school

**Recommendation:**

Add a heat detector in attic space near mechanical room and visual alarms throughout school

**Consequences of Deferral:**

Code violation regarding the heat detector and hearing impaired persons may not be aware that there is an alarm situation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$18,000	Unassigned

**Updated:** 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	1992	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	1992	25	JAN-07

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

The clock and program system is via the PA system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1992	25	JAN-07

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

System is Nortel

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1992	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.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1992	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 mechanical room. It was upgraded in 2005. There are several hubs (data switches) located throughout the school at key locations.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1992	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).

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

### **D5030.06 Television Systems\***

The school has 2 cable TV outlets both located in the library.

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

### **D5030.07 Other Communications and Security Systems\***

Supernet is installed

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2005	20	JAN-07

D5090.01 Uninterruptible Power Supply Systems\*\*

A small UPS for server and Supernet

Rating	Installed	Design Life	Updated
4 - Acceptable	1992	30	JAN-07

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1020.07 Laboratory Equipment\***

Fume hood

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	25	JAN-07

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

Gymnasium kitchen refrigerator, drink cooler, dishwasher, sink, microwave

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	25	JAN-07

**E1090.04 Residential Equipment\***

Staff room range, microwave oven, frig

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	25	JAN-07

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

Wall mounted climbing bars, ceiling mounted climbing ropes

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	15	JAN-07

**E2010.02 Fixed Casework\*\***

Staff room, gym kitchen, Administration office, CTS labs, classrooms millwork consists of stained wood base and upper cabinets with plastic laminate tops, concealed hinges and wire pulls

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

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

Fabric curtains on pull track for classroom and Administration windows. Privacy curtain on track in infirmary.

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

**E2020 Moveable Furnishings\***

Gym benches, music room benches

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

**F1010.02.04 Portable and Mobile Buildings\* - P2**

1990 Wood stud walls and wood joist floors. Gypsum board to walls and underside of roof joists. Acoustic suspended T-Bar ceiling. Sheet vinyl and carpet flooring. Double hung aluminum window with sealed glass and fly screens. Curtains on track over windows. Stained wood teacher's closet and student coat racks. Tack board, chalkboard, whiteboard. 3/4 hour rated painted hollow metal door in 1 1/2 hour rated frame. Vented painted plywood skirting to crawl space. Painted Hardiboard siding with pre-finished metal fascias. Anodized aluminum louvres. Wire mesh protective screens over Bronze anodized windows. SBS roofing with internal roof drains leading to crawl space. T-bar ceiling, painted gypsum board and sheet vinyl flooring to connecting corridor.

**Mechanical**

Heating and ventilation provided by furnace (1990). Furnace is Carrier Crusader Model: 58SSC090-GC with damper control, Input: 32.2 kW, Output: 27.1 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 Commander 12 circuit 120/240V 1 ph. 3W fed from the main electrical panel in school. There are 3 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. The connecting corridor has fire detection and signaling devices (bells). All FA devices are connected to the school's main fire alarm system. Lighting is by recessed 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)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	0	JAN-07

**Event: Replace T12 Lamps with T8**

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

**Updated:** JAN-07

**F1010.02.04 Portable and Mobile Buildings\* - P3**

1993 Wood stud walls and wood joist floors. Gypsum board to walls and underside of roof joists. Acoustic suspended T-Bar ceiling. Sheet vinyl and carpet flooring. Double hung aluminum window with sealed glass and fly screens. Curtains on track over windows. Stained wood teacher's closet and student coat racks. Tack board, chalkboard. Pull down screen. 3/4 hour rated painted hollow metal door in non-labelled frame. Vented painted plywood skirting to crawl space. Painted T&G cedar siding with pre-finished metal fascias. Anodized aluminum louvres. Wire mesh protective screens over windows. SBS roofing with internal roof drains leading to crawl space. T-bar ceiling, painted gypsum board and sheet vinyl flooring to connecting corridor. Exit doors to exterior complete with panic hardware, closers and weather stripping. Painted wood framed exterior stair to grade with galvanized metal perforated landing and stair treads. Painted wood railings and balustrade.

**Mechanical**

Heating and ventilation provided by furnace (1993). Furnace is Pac-III Model: Pac-III-R-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 (bells). 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	1993	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\* P1**

1989 Wood stud walls and wood joist floors. Gypsum board to walls and underside of roof joists. Acoustic suspended T-Bar ceiling. Sheet vinyl and carpet flooring. Double hung aluminum window with sealed glass and fly screens. Curtains on track over windows. Stained wood teacher's closet and student coat racks. Tack board, chalkboard. 3/4 hour rated painted hollow metal door in 1 1/2 hour rated frame. Vented painted plywood skirting to crawl space. Painted T&G cedar siding with pre-finished metal fascias. Anodized aluminum louvers. Wire mesh protective screens over windows. SBS roofing with internal roof drains leading to crawl space.

T-bar ceiling, painted gypsum board and sheet vinyl flooring to shared connecting corridor.

**Mechanical**

Heating and ventilation provided by furnace (1988). Furnace is Carrier Supersaver Model: 58SSB080-BC with damper control, Input: 27.8 kW, Output: 22.8 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. 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. The connecting corridor has fire detection and signaling devices (bells). All FA devices are connected to the school's main fire alarm system. Lighting is by recessed 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)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	25	JAN-07

**Event: Replace T12 Lamps with T8**

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

**Updated:** JAN-07

**F2020.01 Asbestos\***

No asbestos known or reported

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

**F2020.02 PCBs\***

No PCB's known or reported

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



**F2020.04 Mould\***

No mould known or reported

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

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

No other hazardous materials known or reported

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

## S8 FUNCTIONAL ASSESSMENT

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

Let down curb at sidewalk and level entry sidewalks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	0	JAN-07

### K4010.02 Barrier Free Entrances

No automatic entrance

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

**Event:** Install automatic entrance

**Concern:**

Main entrance doors are not equipped with automatic opener

**Recommendation:**

Install automatic opener

**Consequences of Deferral:**

Limited accessibility

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

**Updated:** JAN-07

### K4010.03 Barrier Free Interior Circulation

Interior corridors with ramps to accommodate floor elevation changes. Door widths suit accessibility

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	0	JAN-07

### K4010.04 Barrier Free Washrooms

Barrier free washroom with water closet, grab bars and lever taps on china sink - one off corridor and one in infirmary.

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

# **RECAPP Facility Evaluation Report**



**Mother Mary Greene School**

S2723  
Calgary

**Facility Details**

**Building Name:** Mother Mary Greene School  
**Address:**  
**Location:** Calgary  
  
**Building Id:** S2723  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Neil Jaud Architect inc.  
**Evaluation Date:** October 24 2006  
**Evaluator Name:** Neil Jaud

**Total Maintenance Events Next 5 years:** **\$58,500**  
**5 year Facility Condition Index (FCI):** **0%**

**General Summary:**

1992 The East facing school is situated on a sloping site with the Main entrance at the low side. The West side of the school faces the playgrounds and fields. Portables have been added to the North-West and South-West wings of the main school. Surface water drainage to the West of the School is controlled with swales. Some entrapment of runoff moisture occurs adjacent to the portables. The paved parking lot to the East is accessed directly from the street. Site drainage to the East is good.

**Mechanical**

Domestic water, sanitary sewage and storm water connect to city mains. Catch basins are located in the rear asphalt playing surface and in the rear grass surface. A fire hydrant is located on site in the rear of the building. 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 450kVA pad mounted transformer. Concrete bollards with duplex receptacles provide plug-in capability for 34 vehicles.  
The site electrical systems are in good condition

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

**Rating Guide**

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

## S7 SITE

### G1030 Site Earthwork (Site Grading)\*

The east side of the School is well drained of surface moisture due to the natural slope of the site. The West side of the school has been swaled to capture and direct run-off away and around the school.

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

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

Paved service lane to rear (West ) school yard from parking lot

<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\*

Cast in place concrete driveway curbs

<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 staff and guest parking lot

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

### Event: Replace paved parking lot

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$28,000	Low

**Updated:** JAN-07

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

Cast in place concrete curbs with let down for barrier free access from parking lot.

<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

<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 parking 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\*\*

Paved pedestrian pathways around building

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

### Event: Replace asphalt pathways

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Low

**Updated:** JAN-07

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

Concrete cast in place sidewalks from parking lot to Main Entrance. Some cracking of slab near entrance.

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

**Event:** replace broken concrete

**Concern:**

Broken concrete poses tripping hazard

**Recommendation:**

Replace broken section of concrete slab.

**Consequences of Deferral:**

Life safety

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$1,500	High

**Updated:** JAN-07

**Event:** replace concrete walks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$6,500	Low

**Updated:** 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

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

Pre-finished metal benches

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

**Event:** Replace benches

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,000	Low

**Updated:** JAN-07

**G2040.06 Exterior Signs\***

Fascia mounted cut out metal letters for 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 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\***

Grassed play areas.

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

**Event: Replace damaged sod areas****Concern:**

Sod worn away in high traffic areas

**Recommendation:**

Replace damaged areas with new sod.

**Consequences of Deferral:**

Excessive maintenance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$9,500	High

**Updated:** JAN-07**G2050.05 Trees, Plants and Ground Covers\***

Coniferous and deciduous trees at entrance and rear of site.

<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 connected 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 behind school on site.

<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 sewer 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 sewer line connected to city main. One catch basin in back asphalt play surface and one in back grassy area.

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

**G3060.01 Gas Distribution\***

Gas piping connected 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 450 kVA 25kV/120/208V 3 Phase 4W exterior pad mounted transformer located on the northside of the school provides power to the school

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

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

There are 17 concrete bollards each with a wp duplex receptacle providing plug-in capability for 34 vehicles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	25	JAN-07