

RECAPP Facility Evaluation Report



Pineridge Community School

B2739A

Calgary

Facility Details

Building Name: Pineridge Community School
Address: 1927 - 61 Street N. E.
Location: Calgary

Building Id: B2739A
Gross Area (sq. m): 0.00
Replacement Cost: \$5,620,475
Construction Year: 0

Evaluation Details

Evaluation Company: Marshall Tittlemore
Evaluation Date: December 1 2004
Evaluator Name: Mr. Tom Tittlemore

Total Maintenance Events Next 5 years: **\$241,380**
5 year Facility Condition Index (FCI): **4.29%**

General Summary:

The Pineridge Community School is a 3785 m2, K-6 facility located in the north-east community of Rundle in north-east Calgary. The facility was constructed in 1980 along with eight relocatable classrooms on the west side of the school. Both the core school and portables are in very good condition.

The school is a one-storey facility with a small mechanical penthouse located above the main boiler room.

The school's site is in good condition.

Structural Summary:

The school structural system comprised of: concrete strip footings, concrete slab on grade floors; structural steel joists and metal deck roofs; concrete topping on metal deck/structural steel joist mezzanine floor.

The relocatable classrooms are comprised of wood frame construction.

All structural systems are in excellent condition.

Envelope Summary:

The Pineridge Community School is clad in brick masonry and prefinished metal facias and soffits. The roof is a built-up gravel system. All windows are pre-finished aluminum sections.

With the exception of the original roofing, the building envelope is in very good condition.

Interior Summary:

The school's interior is comprised of: concrete masonry and demountable partitions; VCT and carpet flooring in public areas and classrooms; ceramic and quarry tile in vestibules and washrooms; wood gymnasium floor; painted walls; painted gypsum board and lay-in acoustic tile ceilings.

The school's interior is in very good condition.

Mechanical Summary:

The existing heating system is a hot water heating system with hot water boilers and perimeter radiation as well unit heaters and fan coil units, this system is in acceptable condition. The incoming water service requires back flow prevention, the existing staff room kitchen at present is not being exhausted and an exhaust should be provided. All the classrooms are equipped with perforated type diffusers it is recommended that they be replaced with four way deflection type diffusers to improve air quality.

Electrical Summary:

The Main Switchboard is a 1000amp, 120/208volt, 3 phase, 4 wire unit. Installation of power surge protection is recommended. Distribution panels are located in various parts of the school. Interior lighting is mainly fluorescent fixtures using T-12 technology and magnetic ballasts. Recommend upgrading lighting to T-8 fixtures with electronic ballasts. The Gym has HID lighting, lighting levels are poor and fixtures should be relamped. Exterior lighting could be upgraded to improve security. Emergency lighting is via battery packs complete with remote heads. Units are near the end of their life cycle. Fire alarm system is also obsolete and there is a concern regarding replacement parts. Overall the electrical systems are in acceptable 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*

Cast in place concrete strip foundations.

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

A1030 Slab on Grade*

Concrete slab on grade

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

B1010.05 Mezzanine Construction*

Open web steel joists with metal deck and concrete topping.

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

B1020.01 Roof Structural Frame*

Open web steel joists, metal deck

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

B1020.04 Canopies*

Wood framed main entrance canopy.

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick masonry veneer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	DEC-04

B2010.01.06.03 Metal Siding*

Prefinished aluminul fascia, soffit and penthouse cladding.

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

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

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

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

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

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

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

B2010.06 Exterior Louvers, Grilles, and Screens*

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

B2010.09 Exterior Soffits*

Prefinished aluminum

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

B2020.01.01.02 Aluminum Windows*

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

B2030.01.02 Steel-Framed Storefronts*

Main entry doors

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

B2030.02 Exterior Utility Doors*

Metal insulated doors in steel frames

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

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)*

Original roof (1980)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: Original roof.

Concern:

Original roof approaching end of lifecycle.

Recommendation:

Replace the entire school's roofing system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$194,400	Medium

Updated: March 4 2005

B3010.09 Roof Specialties and Accessories*

Original prefinished metal flashings. Cost to upgrade in B3010.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

B3020.01 Skylights*

Add skylights (6) to central library and classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	DEC-04

Event: No natural light in central area of school.

Concern:

No natural light to central area of school.

Recommendation:

Provide new skylights in library and four adjacent classrooms.
Do work in conjunction with re-roofing of school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$54,000	Medium

Updated: March 4 2005

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Concrete masonry partitions

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

C1010.02 Interior Demountable Partitions*

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

C1010.05 Interior Windows*

Steel window frames in masonry walls. Aluminum window frames in demountable partitions.

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

C1010.07 Interior Partition Firestopping*

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

C1020.01 Interior Swinging Doors*

Solid core wood doors in steel frames

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

C1020.02 Interior Entrance Doors*

Main entrance metal doors in steel frames

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

C1020.03 Interior Fire Doors*

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

C1020.04 Interior Sliding and Folding Doors*

ECS classroom accordion doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	DEC-04

Event: ECS classroom accordion doors.

Concern:

Accordion doors in need of lifecycle replacement.

Recommendation:

Replace ECS accordion doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$3,780	Medium

Updated: March 4 2005

C1030.01 Visual Display Boards*

Whiteboards, chalkboards, tackboards

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

C1030.02 Fabricated Compartments(Toilets/Showers)*

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

C1030.08 Interior Identifying Devices*

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

C1030.12 Storage Shelving*

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

C1030.14 Toilet, Bath, and Laundry Accessories*

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

C1030.17 Other Fittings*

Coathooks in corridors

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

C2010 Stair Construction*

Concrete stairs to mechanical penthouse and stage

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

C2020.05 Resilient Stair Finishes*

VCT to stage stairs

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

C2020.08 Stair Railings and Balustrades*

Steel railings to mechanical penthouse and stage

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

C2020.11 Other Stair Finishes*

Painted stair to mechanical penthouse

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

C3010.01 Concrete Wall Finishes*

Corridors and public areas recently painted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	100	DEC-04

C3010.06 Tile Wall Finishes*

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

C3010.09 Acoustical Wall Treatment*

Pegboard in gymnasium

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

C3010.11 Interior Wall Painting*

Classrooms ont part of recent repainting of public areas.

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

C3010.12 Wall Coverings*

Vinyl board in administration

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

C3020.01 Concrete Floor Finishes*

Painted / sealed in service rooms

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

C3020.02 Tile Floor Finishes*

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

C3020.04 Wood Flooring*

Gymnasium floor

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

C3020.07 Resilient Flooring*

VCT

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

C3020.08 Carpet Flooring*

Replace all carpet in classrooms with VCT

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	DEC-04

Event: Carpet flooring in classrooms.

Concern:

Carpet in classrooms and library in need of lifecycle replacement.

Recommendation:

Replace all carpet with VCT in classrooms, and with carpet in library.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$43,200	Medium

Updated: March 4 2005

C3030.01 Concrete Ceiling Finishes*

Painted in boiler room

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

C3030.04 Gypsum Board Ceiling Finishes*

Painted

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

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

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

S4 MECHANICAL

D2010.01 Water Closets*

(1979) Original fixtures

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

D2010.02 Urinals*

(1979) Original fixtures

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

D2010.03 Lavatories*

(1979) Original fixtures

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

D2010.04 Sinks*

(1979) Original fixtures

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

D2010.08 Drinking Fountains / Coolers*

(1979) Original fixtures

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

D2020.01.01 Pipes and Tubes: Domestic Water*

(1979) Original copper piping and tubing

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

D2020.01.02 Valves: Domestic Water

Original valving

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

D2020.01.03 Piping Specialties (Backflow Preventors)*

No backflow preventors

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

Event: Water sevice requires backflow preventors

Concern:

Required by code

Recommendation:

Provide backflow preventors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$10,800	High

Updated: February 21 2005

D2020.02.06 Domestic Water Heaters*

Jetglass domestic water heater 324MBH

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

D2020.03 Water Supply Insulation*: Domestic

Original insulation

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

D2030.01 Waste and Vent Piping*

(1979) Original piping

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

D2030.02.04 Floor Drains

Floor drains are original

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

D2040.01 Rain Water Drainage Piping Systems*

(1979) Original piping

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

D2040.02.04 Roof Drains*

Original roof drains

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

D3010.02 Gas Supply Systems*

Original gas piping

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

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

(1979) Two Bryan boiler model CL-18-0W 1620MBH per boiler

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

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

Original

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

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

Manual chemical treatment system ,original

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

D3030.06.01 Refrigeration Compressors*

(1979) Original equipment Main unit Trane model RAUA-4006-RB Gymnasium unit Trane model RAUA-3006-0

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

D3030.06.02 Refrigerant Condensing Units*

(1979) Original equipment

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

D3040.01.01 Air Handling Units: Air Distribution*

The school is equiped with two Air handling units main school and gymnasium.Main unit Trane climate changer and chicago blower return air fan SQA 36.5".Gymnasium unit Trane climate changer. Ducted air ditribution is original.

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

D3040.01.03 Air Cleaning Devices:Air Distribution*

Low efficiency disposable fiberglass filter

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

D3040.01.04 Ducts: Air Distribution*

Original air ducting

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

D3040.01.05 Duct Accessories: Air Distribution*

Original motorized dampers and manual dampers

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

D3040.01.07 Air Outlets & Inlets:Air Distribution*

The air outlets are the original perforated type diffusers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Replace all difussers

Concern:

Existing diffusers are difficult to maintain clean ,they do not provide adequate air circulation within the classroom space

Recommendation:

Replace all perforated diffuser with four way difflection type diffuser.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$32,400	Medium

Updated: February 21 2005

D3040.03.01 Hot Water Distribution Systems*

Original and functional

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

D3040.04.01 Fans*: Exhaust

(1979) Original equipment

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

Event: Staff room kitchen has no exhaust

Concern:

Required by code

Recommendation:

Provide a new kitchen exhaust

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$5,400	Low

Updated: February 21 2005

D3040.04.03 Ducts*: Exhaust

Original ducting

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

D3040.04.04 Ducts Accessories*: Exhaust

Original manual dampers

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

D3040.04.05 Air Outlets and Inlets*: Exhaust

Original exhaust grilles

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

D3050.02 Air Coils*

Coils are original

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

D3050.05.02 Fan Coil Units*

Fan coils are original and are located in entrance vestibules

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

D3050.05.03 Finned Tube Radiation*

Finned tube radiation is located throughout,all radiation is original

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

D3050.05.06 Unit Heaters*

Unit heaters are original

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

D3060.02.02 Pneumatic Controls*

Pneumatic controls are original and have no energy management capabilities

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	DEC-04

Event: Replacement of building control system

Concern:

The existing control system no energy management and the school school functions at a lower energy efficiency

Recommendation:

Replace the existing control system with a new energy management control system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2005	\$91,800	Low

Updated: February 21 2005

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Original located throughout the school

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

S5 ELECTRICAL

D5010.03 Main Electrical Switchboards (Main Distribution)*

(1978) Main Electrical Switchboard is a FPE 1000amp, 120/208volt, 3 phase, 4 wire unit. The CDP section has spare capacity for future growth.

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

D5010.03.03 Voltage Regulators

No surge suppression installed.

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

Event: Install Voltage Surge Protection Unit

Concern:

Protect equipment from undesirable surges in power

Recommendation:

Install surge suppression to main service.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2005	\$2,700	Medium

Updated: February 21 2005

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

(1978) FPE panelboards. Most panel and wireways are 80% of capacity.

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

D5010.07.02 Motor Starters and Accessories*

(1978) Allen Bradley, loose starters

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

D5020.01.03 Wiring Devices

(1978) Generally wiring devices are in good condition, through regular maintenance.

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

D5020.02.01 Lighting Accessories (Lighting Controls)*

(1978) Wall switches

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

D5020.02.02.02 Interior Florescent Fixtures*

(1979) Fixtures have T-12 lamps with magnetic ballasts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace light fixtures

Concern:

Lighting in the classrooms is overall poor with levels observed around 22fc in 80% of the rooms. Light fixtures in some areas may have PCB ballasts.

Recommendation:

Install new fixtures with T-8 lamps and electronic ballasts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2005	\$64,800	Unassigned

Updated: February 21 2005

D5020.02.02.03 Interior Metal Halide Fixture*

(1978) Gym lighting is HID

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

Event: Relamp Gym Light Fixtures

Concern:

Lighting levels is 28 fc

Recommendation:

Global relamping of fixtures.

Note. consider repainting ceiling to a colour which reflects more light.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2005	\$1,620	Unassigned

Updated: February 21 2005

D5020.02.03 Emergency Lighting*

(1978) Dualite, self contained battery packs with remote heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace emergency lighting battery packs

Concern:

Battery packs are old liquid filled units requiring regular maintenance. Units are due to be replace.

Recommendation:

Replace units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$5,400	Medium

Updated: February 21 2005

D5020.02.03.03 Exit Signs

(1978) Exit Signs

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

Event: Replace Exit Signs

Concern:

High maintenance and operating costs

Recommendation:

Install new LED style exit signs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$1,080	Low

Updated: February 21 2005

D5020.03.01.03 Exterior Metal Halide Fixtures*

(1978) HID Fixtures

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

Event: Install new Exterior Light Fixtures

Concern:

Exterior lighting is poor

Recommendation:

Install new higher wattage fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$7,560	Low

Updated: February 21 2005

D5020.03.02 Lighting Accessories (Lighting Controls)*

(1978) time clock / photocell

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

D5030.01 Detection and Alarm Fire Alarm*

(1978) Simplex

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: Replace Fire Alarm System

Concern:
Fire Alarm System is obsolete

Recommendation:
Replace fire alarm system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$21,600	Medium

Updated: February 21 2005

D5030.02.02 Intrusion Detection*

(1996) Silent Knight Model 2615. motion sensors located in corridors

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

D5030.03 Clock and Program Systems*

(1990) Simplex Master Clock System

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

D5030.04.01 Telephone Systems*

(1997) Nortel Meridian phone system

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

D5030.04.02 Paging Systems*

(1997) Bogen Model MCP 35 A

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

D5030.04.04 Data Systems*

(1998) Category 5 structured cabling system installed in computer lab and classrooms. Cabling is installed in conduit

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

D5030.05 Public Address and Music Systems*

(1978) Gym has a Raulands Spectrum Master in wall amplifier

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Basketball backstops, chair storage trucks

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

E2010.02.05 Educational Facility Casework*

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

E2010.02.07 Kitchen Casework*

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

E2010.02.09 Library Casework*

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

E2010.03.01 Blinds*

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

E2010.03.06 Curtains and Drapes*

Stage area drapery

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

E2020 Moveable Furnishings*

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

F1010.02.04 Portable and Mobile Buildings

(1980) Unit 79H2

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

F1010.02.04 Portable and Mobile Buildings

(1980) Unit 79H1

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

F1010.02.04 Portable and Mobile Buildings

(1980) Unit 79H3

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

F1010.02.04 Portable and Mobile Buildings

(1980) Unit 79H4

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

F1010.02.04 Portable and Mobile Buildings

(1980) Unit 80D1

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

F1010.02.04 Portable and Mobile Buildings

(1980) Unit 80D2

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

F1010.02.04 Portable and Mobile Buildings

(1980) Unit 80D3

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

F1010.02.04 Portable and Mobile Buildings

(1980) Unit 80D4

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

F2020.01 Asbestos*

Asbestos

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

Facility Details

Building Name: Pineridge Community School
Address:
Location: Calgary

Building Id: S2739
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company:
Evaluation Date:
Evaluator Name:

Total Maintenance Events Next 5 years:
5 year Facility Condition Index (FCI): **0%**

General Summary:

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE

G2010.02.02 Flexible Pavement Roadway (Asphalt)*

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

G2010.05 Roadway Curbs and Gutters*

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

G2020.02.01 Aggregate Parking Lots (Gravel)*

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

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

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

G2020.05 Parking Lot Curbs and Gutters*

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

G2020.06.02 Parking Bumpers*

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

G2020.06.03 Parking Lot Signs*

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

G2020.06.04 Pavement Markings*

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

G2030.02.01 Gravel Pedestrian Surfacing*

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

G2030.04 Rigid Pedestrian Pavement (Concrete)*

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

G2040.02 Fences and Gates*

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

G2040.03 Athletic and Recreational Surfaces*

Playground equipment

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

G2040.06 Exterior Signs*

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

G2040.08 Flagpoles*

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

G2050.04 Lawns and Grasses*

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

G2050.05 Trees, Plants and Ground Covers*

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

G3010.02 Site Domestic Water Distribution*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G3010.03 Site Fire Protection Water Distribution*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G3020.01 Sanitary Sewage Collection*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G3020.02 Septic Systems*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G3020.03 Sanitary Sewage Equipment*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G3030.01 Storm Water Collection*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G3030.02 Storm Water Equipment*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G3030.03 Storm Water Ponds and Reservoirs*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G3060.01 Gas Distribution*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G3060.04 Fuel Storage Tanks*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G3060.05 Fuel Dispensing Equipment*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G3090 Other Site Mechanical Utilities*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G4010.01 Electrical Substations*

Pad mounted transformer

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

G4010.02 Electrical Power Distribution Lines*

Power distribution system is fed underground.

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

G4010.03 Electrical Power Distribution Equipment*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G4010.04 Car Plugs-ins*

More car plugs are required. Existing plug-ins are temperature controlled.

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

Event: Add additional plug-ins.

Concern:

Not enough plug-ins for cars.

Recommendation:

Add additional plug-ins.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2005	\$10,800	Unassigned

Updated: March 3 2005

G4020.01 Area Lighting*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G9090 Other Site Systems*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

S8 FUNCTIONAL ASSESSMENT

K40 Current Code Issues

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

K4010.01 Barrier Free Route: Parking to Entrance

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

K4010.02 Barrier Free Entrances

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

Event: Barrier free entrance.

Concern:

No barrier free entrance to building.

Recommendation:

Provide barrier free entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$3,240	Medium

Updated: March 4 2005

K4010.03 Barrier Free Interior Circulation

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

K4010.04 Barrier Free Washrooms

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