

# RECAPP Facility Evaluation Report



## Sir William Van Horne High School

B2852A  
Calgary

<b>Facility Details</b>	
<b>Building Name:</b>	Sir William Van Horne High School
<b>Address:</b>	2215 Uxbridge Drive N. W.
<b>Location:</b>	Calgary
<b>Building Id:</b>	B2852A
<b>Gross Area (sq. m):</b>	0.00
<b>Replacement Cost:</b>	\$15,501,343
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	Marshall Tittlemore
<b>Evaluation Date:</b>	December 1 2004
<b>Evaluator Name:</b>	Mr. Tom Tittlemore

<b>Total Maintenance Events Next 5 years:</b>	<b>\$610,904</b>
<b>5 year Facility Condition Index (FCI):</b>	<b>3.94%</b>

**General Summary:**

The Sir William Van Horne High School in north west Calgary was constructed in 1965. The original building is mainly a cast in place structure with precast and brick cladding. In 1975 addition for buiding construction trades was built it is also of precast construction. An addition for library and autobody shop was completed in 1976. Assorted additions include a fibreglass greenhouse, 1983 fibreglass green house addition and metal clad dust collectors on east side of shops. School is in general good condition but requires replacement of windows and roof over courtyard. Current school building area is 9512 m2. The site is in good condition though the parking lot will require regrading and the fields will require upgrading maintenance.

**Structural Summary:**

The structure of the school consists of pile foundations, a 125 concrete slab on grade, interior partitions of 150 concrete block, exterior walls of 200 concrete block with loose fill insulation. Precast exterior cladding. Exposed cast in place concrete waffle slab construction on second and third floor. Lin tees roof structure Structure appears to be in good condition

**Envelope Summary:**

Precast and brick exterior. Finishes in good condition. Aluminum window replacement recommended. Exterior caulking required. Some missing mosaic tiles on exterior require replacement. Roofing report indicates roof replacement required. A new roofing system is required over central atrium space.

**Interior Summary:**

Interior is in generally good condition with a number of finish upgrades in the last few years.

**Mechanical Summary:**

The school is equipped with a central hot water heating system with hot wter boilers and distribution system with perimeter radiation as well as unit heaters and fan coil units throughout. Ventilation is being provide by a central air handling unit complrte with return and supply fans in teh original school and a seperate unit for the 1983 addition. The CTS shops have been upgraded with gas fired make up air units. Both the heating system and the ventilation systems are marginal in condition due to their age.

**Electrical Summary:**

The main switchboard is a 2000amp, 120/208volt, 3 phase, 4 wire service. Installation of power surge protection is recommended. Distribution panels, which are located throughout the school, are obsolete and should be replaced. Some loose motor starters are also obsolete and replacement is recommended. Light fixtures with T-8 lamps and electronic ballasts have been installed in the school. Some emergency and exterior lighting upgrades are recommended. The Fire Alarm Panel is obsolete and needs to be upgraded. The School has a Silent Knight security panel and CCTV Surveillance system. Telephone system is by Nortel. Data Cabling is Category 5 with outlet located in each classroom. Fiber Optic cables was installed in 1998 and wireless data communication system was installed in 2004. Overall the school is in marginal condition and the fire alarm panel is in critical condition.

**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.

**S1 STRUCTURAL****A1010 Standard Foundations\***

(1965 1975 1983) Concrete piles

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

**A1030 Slab on Grade\***

(1965 1975 1983)125 slab on

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

**A2020 Basement Walls\***

(1965 1983) Cast in place concrete

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

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

1965 Cast in place waffle slabs

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

**B1010.02 Structural Interior Walls Supporting Floors\***

1965 Load bearing concrete masonry units.

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

**B1010.05 Mezzanine Construction\***

1965 Wood frame mezzanines in shops, metal mezanine in auto shop.

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

**B1010.07 Exterior Stairs\***

1965 Concrete stair from gymnasium to grade

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

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

1965 1975 Concrete tees

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

## S2 ENVELOPE

### B2010.01.01 Precast Concrete: Exterior Wall Skin\*

1965 Precast wall panels on original building.

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

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

(1965 1983) Brick cladding

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

### B2010.01.02.02 Concrete Block: Ext. Wall Skin\*

1965

<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\*

Metal siding on dust collectors

<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\*

(1965 1983) Joint caulking

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

**Event:** Caulk joint failure at precast connections.

**Concern:**

Caulk joints have failed.

**Recommendation:**

Recaulk precast connections.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$12,960	Medium

Updated: February 14 2005



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

1965 Paint finish to exterior concrete block and precast concrete panels beginning to show oxidization and some cracking.

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

**B2010.01.99 Other Exterior Wall Skin\***

1965 Exterior Mosaic tile. Note some mosaic tiles on exterior have fallen off and others have been painted over. Replace a few tiles at 1983Autobody entrance.

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

**B2010.02.02 Precast Concrete: Ext. Wall Const.\***

(1965 1975 1983) Precast wall at building construction

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

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

1965

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	100	DEC-04

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

1965 2" rigid insulation bonded to precast panels. Review moisture infiltration along south east second floor walls.

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

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

(1965 1983)

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

**B2010.09 Exterior Soffits\***

(1965 1983)

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

**B2020.01.01.02 Aluminum Windows\***

1965 Aluminum windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	DEC-04

**Event: Aluminum window replacement**

**Concern:**

Original aluminum windows have exceeded life cycle. Some locations have compromised gypsum board finishes surrounding windows.

**Recommendation:**

Replace units repair jambs and sills.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$272,160	Low

*Updated: February 14 2005*

**B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows\***

(1965 1975) Fibreglass panels on greenhouses. Some impact fractures.

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

**B2030.02 Exterior Utility Doors\***

(1965 1983) Solid core wood and insulated metal doors.

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

**B2030.03 Large Exterior Special Doors\***

1965, 1975 Solid core wood and wood panel overhead doors at shops.

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

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

(1965 1983) Review deck with roof replacement.

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



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

(1965 1979) Built up roof areas.

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

**Event:** Roof replacement see roofing report.

**Concern:**

Current roof has exceeded it's lifecycle.

**Recommendation:**

Replace roof

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$113,564	Low

*Updated: February 14 2005*

**B3010.08.02 Metal Gutters and Downspouts\***

(1965 1975 1983)

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

**B3020.01 Skylights\***

Fibreglass enclosure over atrium

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

**Event:** Skylight retrofit over atrium replacement

**Concern:**

Current system has deteriorated and leaks excessively. Poor insulation, area unusable in winter.

**Recommendation:**

Replace with new roof assembly.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$162,000	Low

*Updated: February 14 2005*

**B3020.02 Other Roofing Openings\***

(1965 1983) Roof access hatch and ladder

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



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

1965 Load bearing concrete block.

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

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

1965 Third floor operable partitions

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

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

1965 Metal balustrades and railings

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

**C1010.05 Interior Windows\***

1965 Replace broken glazing in landscape gardening south wall.

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

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

(1965 1975 1983)

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

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

(1965 1975 1983) Solid core wood doors.

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

**C1020.02 Interior Entrance Doors\***

(1965 1975 1983) Metal doors and frames.

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

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

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

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

(1965 1975 1983) White boards, tack boards

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

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

1965 Metal partitions. Some require painting.

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

**C1030.06 Handrails\***

1965

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

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

(1965 1975 1983)

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

**C1030.10 Lockers\***

1965 Metal lockers.

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

**Event:** Locker repair and painting.

**Concern:**

5% of Lockers require painting and minor repairs.

**Recommendation:**

Repair or replace substandard lockers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$2,160	Low

*Updated: February 14 2005*

**C1030.12 Storage Shelving\***

1965

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

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

1965 Washroom accessories

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

**Event:** Repair or replace washroom accessories

**Concern:**

Missing, broken and damaged washroom accessories.

**Recommendation:**

Replace missing or broken items.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$6,480	Unassigned

*Updated: February 14 2005*

**C2010 Stair Construction\***

1965 Concrete stair construction. Metal stairs to Mezzanines

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

**C2020.01 Tile Stair Finishes\***

(1983) Tile stair finishes at autobody shop

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

**Event:** Broken tiles on stairs

**Concern:**

Broken tiles on stairs to Autobody shop.

**Recommendation:**

Remove and replace broken tiles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$2,700	Medium

*Updated: February 14 2005*

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

1965 Resilient stair treads. Small percentage require replacement

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

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

1965

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

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

1965 Non slip ramp on main floor

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

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

(1965 1975 1983)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

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

(1965 1983)Gypsum board wall repairs

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

**Event: South wall repairs on second floor**

**Concern:**

Moisture infiltration into wall has caused gypsum board to deteriorate.

**Recommendation:**

Review and repair causes of gypsum board failure and then refinish wall.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$7,560	Unassigned

Updated: February 14 2005

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

1965 Washroom wall tiles, exterior mosaic tiles have been painted over.

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

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

1965 Painted cork acoustic treatment in Gym.

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

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

(1965 1975 1983) Facility has recently been painted on the interior.

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

**C3010.12 Wall Coverings\***

1965 Vinyl wall coverings in office area

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

**C3020.01 Concrete Floor Finishes\***

(1965 1975 1983) Sealed concrete in Gardening and shops. Cleaning required in automotive shops.

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

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

1965 Tile flooring in kitchen, atrium and foyer.

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

**Event: Repair tiles in kitchen**

**Concern:**

Broken and missing tiles in kitchen and washrooms.

**Recommendation:**

Replace broken tiles in kitchen. Replace tiles in washrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$19,440	Low

*Updated: February 14 2005*

**C3020.04 Wood Flooring\***

1965 Parquet flooring in Shop offices.

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

**Event: Replace worn parquet flooring in shop offices.**

**Concern:**

Worn and oil soaked flooring in Offices.

**Recommendation:**

Replace flooring with resilient flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$1,620	Low

*Updated: February 14 2005*

**C3020.07 Resilient Flooring\***

(1965 1983) Resilient flooring in Corridors have recently be replaced.

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

**Event: VAT and resilient floor replacement**

**Concern:**

Remaining vinyl asbestos tile worn. Worn resilient flooring in Food service, Staff lounge, Retail merchandising Multi purpose room and Girls washrooms requires replacement

**Recommendation:**

Remove vinyl asbestos tile in concert with asbestos abatement program, Replace worn resilient flooring elsewhere.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$25,380	Low

Updated: February 14 2005

**C3020.08 Carpet Flooring\***

1965 1983

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

**C3030.01 Concrete Ceiling Finishes\***

(1965 1975 1983) Painted cast in place concrete slabs precast tees.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

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

1965 1983

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

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

(1965 1975 1983) Replace small percentage of damaged tiles.

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

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

(1965 1975 1983)

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

**D1010.01.02 Hydraulic Passenger Elevators\***

1965 Plastic laminate interior scratched.

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



## S4 MECHANICAL

### D2010.01 Water Closets\*

Water closets are original

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

### D2010.02 Urinals\*

Urinals are original

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

### D2010.03 Lavatories\*

Lavatories are original

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

### D2010.04 Sinks\*

Sinks are original

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

### D2010.05 Showers\*

Showers are original

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

### D2010.08 Drinking Fountains / Coolers\*

Drinking fountains are original

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

### D2020.01.01 Pipes and Tubes: Domestic Water\*

Domestic water piping is all copper and original.

<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

Valving is all original.

<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)\*

Backflow protection has been installed approx.4 years ago.

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

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

Domestic water circ. pump is approx. 10 years old.

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

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

An instantaneous water heater was insalled with one of the two existing storage tanks.The existing non functional exchangers located in the storage tanks should be removed.

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

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

Piping is insulated.

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

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

Waste and vent piping is original

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

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

Rain water piping is original

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

**D2040.02.04 Roof Drains\***

Roof drains are original

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

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

Gas distribution system is original

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

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

Two Cleaver Brooks fire tube hot water boilers model #cb-760- 150 (6275MBH)

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

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

Chimney and combustion air are original

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

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

Manual pot feeder.

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

**D3020.03.01 Furnaces\***

Two furnaces in the hordiculture area. Lennox G8-150-1 and an Airco U5-180.

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

**D3020.03.02 Chimneys (&Comb. Air): Furnace\***

Chimeny is original.

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

**D3040.01.01 Air Handling Units: Air Distribution\***

1966 original school is equipped with a built up unit with glycol coil , spray coil, and a reheat coil.

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

**D3040.01.01 CTS shops make up air units : Air Distribution\***

The woodworking shops and the auto body shop have direct fired make up air units (eng.air).The auto body shop is equipped with a paint spray booth which has its own seperate make-up air unit.The area being used as a band room is also equipped with a direct fired make up air unit.

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

**D3040.01.011983 wing Air Handling Units: Air Distribution\***

Mark-hot air handling unit complete with glycol coil and spray humidifier.

<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\***

All air handling units are equipped with low efficiency filters.

<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\***

All ductwork is original.

<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\***

All Ductwork accessories are original.

<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\***

All inlets and outlets are original.

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

**D3040.03.01 Hot Water Distribution Systems\***

Hot water distribution system is original

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

**D3040.04.01 Fans\*: Exhaust**

Exhaust fans are original.

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

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

Exhaust duct is original.

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

**D3040.04.04 Ducts Accessories\*: Exhaust**

Ductwork accessories are all original.

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

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

All inlets and outlets are original.

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

**D3040.05 Heat Exchangers\***

A water to glycol heat exchanger for the air handling heating coils is located in the main air handling room.

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

**D3050.03 Humidifiers\***

See DG3040.01

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

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

Fan coil units are original and functional.

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

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

Finned tube radiation is located throughout the school and is all original.

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

**D3050.05.06 Unit Heaters\***

Unit heaters are original

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

**D3060.02.02 Pneumatic Controls\***

Pneumatic controls are original

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

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

A honeywell XL system was installed for air handling unit control.

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

**D4010 Sprinklers: Fire Protection\***

Sprinklers were added for the courtyard. The remainder of the school is not sprinklered.

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

**D4020 Standpipes\***

The standpipe system is original and installed throughout the school.

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

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

Fire extinguishers are located throughout the school.

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

**D4090.07 Fire Pumps & Water Storage Tanks\***

There is a fire pump for the sprinkler system .

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

## S5 ELECTRICAL

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

(1966) Sq D 2000amp, 120/208 volt, 3 phase, 4 wire service.

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

### D5010.03.03 Voltage Regulators

Install Voltage Surge Protection unit

<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:**

No voltage surge protection

**Recommendation:**

Install Voltage Protection unit

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

*Updated: February 21 2005*

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

(1964) Panels are obsolete and have limited spare capacity

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

**Event:** Replace Panelboards

**Concern:**

Many panelboards are obsolete.

**Recommendation:**

Replace panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$37,800	Low

*Updated: February 21 2005*

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

(1980) Westinghouse 4 plex units

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

**D5010.07.02 Motor Starters and Accessories\***

(1967) Still operating but have reach their life expectancy

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

**Event: Replace loose starters**

**Concern:**

At end of life cycle.

**Recommendation:**

Replace loose starters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$6,480	Low

*Updated: February 21 2005*

**D5020.01 Electrical Branch Wiring\***

(1966 - 1983)

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

**Event: Install additional circuits in the school**

**Concern:**

Extension cords and power bars are being used

**Recommendation:**

Install extra circuits throughout school

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$21,600	Low

*Updated: February 21 2005*

**D5020.02.01 Lighting Accessories (Lighting Controls)\***

(1966) Controlled by wall switches

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

**D5020.02.02 Interior Florescent Fixtures\***

(2002) Fixtures with T-8 lamps and electronic ballasts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	DEC-04



**D5020.02.03 Emergency Lighting\***

(1963) Central battery unit was upgraded in 2001. Some emergency lighting heads are loose and need to be reaimed. New heads and extra heads are require.

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

**Event:** **Install new and add extra emergency lighting heads**

**Concern:**

Building needs additional Emergency lighting heads and some old heads should be replaced with new quartz halogen heads

**Recommendation:**

Install new and add extra emergency lighting heads

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

*Updated: February 21 2005*

**D5020.02.03.03 Exit Signs**

Exit signs are old and past their life cycle

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

**Event:** **Install new Exit lights**

**Concern:**

Exit lights are past their life expectancy, and have high operating costs

**Recommendation:**

Install new LED exit lights

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

*Updated: February 21 2005*

**D5020.03.01.01 Exterior Incandescent Fixtures\***

(1966) Located at the Front and Rear entry/canopy.

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

**Event: Install new HID canopy fixtures**

**Concern:**

Some of the existing fixtures are damaged and subject to vandalism

**Recommendation:**

Install new fixtures with vandal proof lenses

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$1,620	Medium

*Updated: February 21 2005*

**D5020.03.01.03 Exterior Metal Halide Fixtures\***

(1985+) HID lighting. Parking lot is illuminated by flood light located on the wall and roof.

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

**Event: Install addition HID lighting**

**Concern:**

Dark area on the east side of the building

**Recommendation:**

Install two (2) addition fixtures

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

*Updated: February 21 2005*

**D5020.03.02 Lighting Accessories (Lighting Controls)\***

Lighting controlled by photocell and time clock

<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\***

(1963) Cerberus/Pyrotronics - SYS 3 zoned system with remote Annunicator panel at main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	25	DEC-04

**Event: Install new Fire Alarm Panel and add strobes**

**Concern:**

Fire Alarm Panel is obsolete. No fire alarm strobes.

**Recommendation:**

Replace fire alarm system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$12,960	High

*Updated: February 21 2005*

**D5030.02.02 Intrusion Detection\***

(1998) Silent Knight 4720 unit with motion sensors in corridors

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

**D5030.02.04 Video Surveillance\***

(1997) CCTV - Burle switcher, monitor and recorder located in the main office, cameras located throughout the building and in parking lot.

<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\***

(1989) Simplex 2350

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

**D5030.04.01 Telephone Systems\***

(2000) Nortel Northstar, with a phone in each classroom

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

**D5030.04.04 Data Systems\***

(1995+) Category 5 and 5e structured cabling, with minimun 2 outlets in each classroom and 8 outlets in Shop Area.

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

**D5030.05 Public Address and Music Systems\***

(1985) Dukane rack complete with sony cassette player, Kenwood tuner and selector switch bank. Paging operates either via phone or zone switch at rack.

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

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

(1998) Lan links 2 Fiber Optic Cable

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

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

(2004) 3 Com wireless data communication system

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

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

1965

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

**E1030.01 Vehicle Service Equipment\***

1965

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

**E1090.01.01 Vacuum Cleaning Systems\***

1965 Dust extractors

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

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

1965

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

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

1965 Backboards and Gymnasium dividing curtain

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

**E2010.02.05 Educational Facility Casework\***

(1965 1975 1983)

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

**E2010.02.07 Kitchen Casework\***

1965

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

**E2010.02.08 Laboratory Casework\***

1965

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

**Event: Science room millwork**

**Concern:**

Millwork worn and damaged

**Recommendation:**

Repaint and install new counters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$8,640	Low

*Updated: February 14 2005*

**E2010.02.09 Library Casework\***

1983

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

**E2010.03.01 Blinds\***

(1965 1975 1983) Horizontal blinds

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

**Event: Repair or replace blinds**

**Concern:**

Existing blinds damaged. Loose mounting of blinds in Gym.

**Recommendation:**

Replace blinds with window program.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$75,600	Medium

*Updated: February 14 2005*

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

1965 Stage curtains.

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

**F1020.02.13 Paint Booths\***

1983

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

**F2020.01 Asbestos\***

Asbestos present in Floor and ceiling tiles.

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

**S8 FUNCTIONAL ASSESSMENT**

**K40 Current Code Issues**

1965 Ramp installed on main floor complete with non slip surface.

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

**K4010.02 Barrier Free Entrances**

1965

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

**K4010.03 Barrier Free Interior Circulation**

(1965 1975 1983)

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

**K4010.04 Barrier Free Washrooms**

1965 Barrier free washroom on main floor.

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



Facility Details	
Building Name:	Sir William Van Horne High S
Address:	
Location:	Calgary
Building Id:	S2852
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:**

Parking lot will require regrading and repairing. Fields require upgrading maintenance.

**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>
4 - Acceptable	0	0	

### G2010.05 Roadway Curbs and Gutters\*

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

### G2010.06 Roadway Appurtenances\*

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

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

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

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

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

### G2020.06.01 Traffic Barriers\*

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

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

Some surface spalling of concrete.

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

**G2030.06 Exterior Steps and Ramps\***

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

**G2040.02 Fences and Gates\***

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

**G2040.03 Athletic and Recreational Surfaces\***

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

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

Some replacement of masaic tile required at entrance.

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

**G2040.06 Exterior Signs\***

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

**G2040.08 Flagpoles\***

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

**G2040.11 Retaining Walls\***

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

**G2050.04 Lawns and Grasses\***

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

**G2050.05 Trees, Plants and Ground Covers\***

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

**G2050.07 Planting Accessories\***

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

**G3010.02 Site Domestic Water Distribution\***

A combination domestic water, fire sprinkler, standpipe system is in place. There are two incoming services, a 150mm and a 100mm. Both services are connected to the municipal service.

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

**G3020.01 Sanitary Sewage Collection\***

Sanitary sewer service is connected to the municipal service,

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

**G3030.01 Storm Water Collection\***

Strom water service is connected to the municipal service.

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

**G3060.01 Gas Distribution\***

Gas service is connected to the utility main.

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

**G4010.01 Electrical Substations\***

Pad mounted transformer

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

**G4010.02 Electrical Power Distribution Lines\***

Distribution lines are run underground.

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

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

30 duplex receptacles on tubular rail, controlled by thermostat.

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