

RECAPP Facility Evaluation Report

Calgary RCSSD #1



St. Augustine Elementary / Jr. High School

B2791A

Calgary

Facility Details

Building Name: St. Augustine Elementary /
Address: 7112 - 7 Street S. W.
Location: Calgary

Building Id: B2791A
Gross Area (sq. m): 6,493.60
Replacement Cost: \$11,468,089
Construction Year: 0

Evaluation Details

Evaluation Company: Quinn Young Architects Ltd.
Evaluation Date: October 30 2006
Evaluator Name: Barry McCallum

Total Maintenance Events Next 5 years: **\$1,312,500**
5 year Facility Condition Index (FCI): **11.44%**

General Summary:

The school is occupied with elementary and junior high school students. The original 1958 building structure contains 2663.1 square meters with additions in 1959 comprising of 673.5 square meters, in 1961 comprising of 1291.3 square meters, in 1963 comprising 377.7 square meters, in 1965 (including the 1984 modernization) comprising of 1488 square meters, in 1974 comprising of 54.2 square meters, and in 1981 a modernization contains 103.3 square meters. Renovations to the school took place in 2000, which included Mechanical upgrades and installation of a barrier free elevator.

Structural Summary:

A combination of concrete block load bearing walls, concrete columns and beams that support steel trusses that support poured in place concrete floor and roof slabs. Concrete T sections are provided as a structural floor and roof system within the 1963 building addition. Perimeter concrete foundation walls and strip footings are installed in the 1958, 1959, and 1961 building sectors along with concrete grade beams and concrete piers that are located within the 1963 and 1965 sectors. During the 2000 renovations, a sunken mechanical room basement area was filled with granular fill and a concrete slab was poured over the area to accommodate mechanical unit upgrades. The condition of the structure of the school appears to be in acceptable condition.

Envelope Summary:

The exterior of the school consists of insulated brick and concrete block perimeter walls, and an SBS built-up asphalt roof. Clear anodized window units along with pressed steel door frames and wood doors are installed. Prefinished metal flashing is provided around the perimeter of the roof and some roof scupper rain leader down spouts are missing and need to be replaced. The underside of soffit locations are painted wood surfaces. New brick veneer and aluminum window unit upgrades were made during the renovation phase carried out in 2000. A new rain water leader was installed on the North 1958 building elevation during the 2000 renovations. The envelope of the school is in acceptable condition.

Interior Summary:

The interior flooring of the school's classroom and corridor areas consists of the sheet vinyl flooring (with the exception of one classroom that consists of vinyl tile). At mud room locations and at stairwell locations quarry tile has been installed. A painted concrete floor slab has been provided at the South entrance of the 1958 building sector, within the basement mechanical room, meter room, and caretaker's room. Quarry tiles are installed at stairwell locations, and anti-slip flooring is installed at the two ramp locations leading into and out of the library and in one caretakers' closet. Carpet is installed in the library, stage area and in the administrative offices. Some carpet replacement is necessary. Ceramic tile is located in the boys and girls washrooms, change and shower rooms, and staff washrooms. Ceramic tile is also applied to the perimeter walls of the change and shower room area.

Metal toilet and shower stalls are provided. A barrier free elevator is provided adjacent to the school administration offices. T-bar acoustic ceiling tiles are installed throughout the school in the corridors, classrooms, and administrative areas. In some main floor and second floor classrooms, the original 305mm x 305mm acoustic ceiling tiles have been left in place. Stippled ceilings are in the school's chapel and art room. Gypsum board ceilings are installed in storage rooms and in boys and girls washrooms and in change and shower rooms.

The school is furnished with a variety of wooden and metal shelving, storage, table and chair items. Some built in wooden storage units are provided in classrooms and within storage rooms. Wooden coat and hat storage units are provided within the 1961 addition, and metal lockers are provided in the corridors of the 1958, 1959, and 1965 building sectors along with some in class metal locker storage. New science room counters were installed within the second floor 1965 science room during the 2000 renovations. Pressed steel door frames and wood doors are installed throughout the school. No fire rating labels are fastened to interior doors and frames and some of the doors and door frames do not appear to have adequate fire ratings. Sidelites are provided within the administrative office area, and hollow metal frames

and wired glass window units are installed in the industrial shop area. Overall the interior is in acceptable condition.

Mechanical Summary:

Site services consist of: 100 diameter ductile iron water service, ?? mm diameter gravity sanitary drainage system, roof drainage by gravity to street, and pressure gas from utility to gas meter room in building.

Existing plumbing fixtures, domestic water service, domestic hot water service, sanitary drainage system are in good operating condition.

Hot water system consist of two circulation pumps which circulate heating water through two water tube atmospheric boilers and to terminal heating units. Glycol solution circulated through heat exchangers provide heat for preheat coil in air handling units.

Two roof top air handling units provide ventilation and outside air to their respective zones on both floors. Indoor air handler provides ventilation for industrial art and related areas. Pneumatic control system is provided.

Systems were modernized in 2000 and generally in good condition.

Electrical Summary:

The primary service is 120/208V, 3 phase, 4 wire which is fed underground from an utility supplied transformer. Distribution panels in the building are mainly full. The main office and the hallways have T-8 lamps and ballasts the rest of the school lighting is mainly T-12 florescent fixtures with metal halide fixture in the gym. There are HID light fixtures at the external exit doors and for the parking lot. The FA system is a Edwards 6500 system an is prone to failure. There is Cat 5 data communication cabling throughout. The school has a Nortel telephone system and a Rauland PA system.

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*

1958, 1959 & 1974: reinforced concrete walls and strip footings
 1961, 1963 & 1965: concrete piles and grade beams

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

A1030 Slab on Grade*

1958, 1959, 1961, 1963, 1965, 1975: Reinforced concrete slab on grade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

A2020 Basement Walls (& Crawl Space)*

Reinforced concrete walls and strip footings at mechanical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	100	MAR-07

B1010.01 Floor Structural Frame*(Building Frame)

1958, 1959: metal pan supported by 400 Short Span Steel joists supported on concrete block walls and exterior steel beam and concrete columns
 1961,1963: Precast concrete joists supported on concrete block walls and headers
 1965 (CTS & Ancillary space): Steeltex pan supported by 450 Steel Joists and concrete covered steel WF beams supported concrete block walls and HSS columns
 1965 (library floor) : existing 38X284 wood joists (old roof) supported on concrete block walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

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

1958, 1959: Y-tong Concrete blocks
 1961, 1963, 1965: Concrete Block walls
 1965: Existing exterior concrete block wall (library area)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

B1010.03 Floor Decks, Slabs, and Toppings*

1958, 1959: 64 mm concrete topping on metal pan
 1961, 1963: 50mm concrete topping on precast concrete joists
 1965 (CTS & Ancillary space): 64 mm concrete slab on Steeltex pan supported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

B1010.09 Floor Construction Fireproofing*

1958,1961,1963,1965: Concrete topping
 1965: wood joists and plywood sub-floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	MAR-07

B1010.10 Floor Construction Firestopping*

No concerns reported or evidenced

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	MAR-07

B1010.11 Other Floor Construction*

1965 (library floor) : existing roof joists with new plywood subfloor nailed & glued to joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	50	MAR-07

Event: Study

Concern:

Combustible construction (38x284 roof joists) is used for library floor.

Recommendation:

Structural reinforcing for floor loading and fire stopping methods should be reviewed to ensure current code requirements are met. Review record drawings and conduct on-site reviews to expose structure and review conditions.

Consequences of Deferral:

Hidden structural stresses may not be rectified in time. Fire containment not achieved

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2007	\$7,000	High

Updated: MAR-07

Event: upgrade floor construction as recommended by study

Concern:

Combustible construction is used for Library floor.

Recommendation:

Upgrade floor construction based on the results of a study

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$30,000	High

Updated: MAR-07

B1020.01 Roof Structural Frame*

1958: 50mm T&G wood deck on 355mm Steel Joists with 38X140 wood joists at corridor
 1959: 50mm T&G wood deck on 505mm Long Span Steel Joist (Gymnasium)
 1961, 1963: Precast concrete joists supported on concrete block walls and headers
 1965: 50mm T&G wood deck supported on 505mm Short Span Steel Joist @ 1200 o.c.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

B1020.04 Canopies*

Canopy at entrance, at exit staircase #163 west door and at Gymnasium west doors. Canopies are constructed with wood joists, plywood soffits and metal fascias.
 Gymnasium canopy supported by two painted Hollow steel tube columns

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

B1020.06 Roof Construction Fireproofing*

Acceptable at time of construction. Code upgrade may be required. Refer to K40 for study costs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	MAR-07

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

1965 wings are brick clad

1997: Exterior Brick Cladding of 1958 original building and 1959, 1961 and 1963 additions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	MAR-07

B2010.01.06.03 Metal Siding**

Prefinished metal fascias depth of roof system, throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	40	MAR-07

Event: Replace metal fascia at corner wall

Concern:

Fascia panel does not extend to corner and wood cavity is exposed to weather and insects

Recommendation:

Replace portion of fascia as required to cover exposed substrate and seal to corner with appropriate caulking

Consequences of Deferral:

Moisture penetration and insect infestation into wall cavity

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$1,500	High

Updated: MAR-07



B2010.01.09 Expansion Control: Exterior Wall Skin*

Control joints in brick veneer panels, throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	75	MAR-07

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

Sealers at window frames and at changes in materials

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	MAR-07

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

Painted plywood soffits, painted wood doors at entrance, painted metal doors at exits

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1997	15	MAR-07

Event: Repaint soffits and doors

Concern:

Soffits are marred and paint is starting to wear

Recommendation:

Repaint soffits and exterior doors

Consequences of Deferral:

Deterioration, increased maintenance and aesthetics

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$15,000	Medium

Updated: MAR-07

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

1958,1959,1961,1963, 1965: concrete block exterior walls with brick veneer

1974: painted exterior concrete block walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-07

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

Unable to review. No visible damage on interior walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	MAR-07

B2010.06 Exterior Louvers, Grilles, and Screens*

Aluminum grilles and louvers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	30	MAR-07

Event: Failure Replacement

Concern:

Louver over CTS door badly damaged. Damaged louver on north wall near classroom block exit.

Recommendation:

Replace damaged louvers and install wire mesh protection screens

Consequences of Deferral:

Further damage and deterioration

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$2,000	Unassigned

Updated: MAR-07

B2010.09 Exterior Soffits*

Painted plywood soffits throughout. Refer to B2010.01.13 for repainting costs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	MAR-07

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

Clear anodized aluminum frames with sealed glass lites a combination of vented and unvented units, throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	40	MAR-07

B2030.01.02 Steel-Framed Storefronts**

1961, 1963, 1965, 1974: Painted wood doors in steel frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	30	MAR-07

Event: Replace steel framed storefronts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$22,000	Low

Updated: MAR-07

B2030.01.10 Wood Entrance Door**

Wood doors in wood frames at main school entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	30	MAR-07

Event: Replace entrance doors

Concern:

Doors have passed their theoretical design life and are heavily worn and marked

Recommendation:

Replace with metal exterior doors c/w glass lites and pressed steel frames with borrowed lites.

Refer to K4010.02 for auto operators costs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$8,000	High

Updated: MAR-07

B3010.01 Deck Vapor Retarder and Insulation*

Not visible however there was a leak at ceiling between 1958 and 1959 addition. May be due to construction joint or joint at roof top unit curbing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	MAR-07

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

Snow covered not possible to review. Original BUR roofing replaced with SBS (two ply) roof membrane
2000: SBS on elevator and machine room roofs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	MAR-07

B3010.08.02 Metal Gutters and Downspouts**

Overflow scuppers around perimeter of roof. Overflow scupper on north face at 1961 classroom block appears to have flooded frequently

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	MAR-07



Event: Install downspout to prevent wall damage

Concern:

Overflow scupper appears to have flooded wall numerous times. Wall is dirty, water runs across window and leaks may occur, efflorescence is evident on lower wall

Recommendation:

Add heavy duty downspout or change roof slopes and clear drain to prevent damage to wall

Consequences of Deferral:

Damage to wall, water penetration at window and into cavity, poor appearance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$2,000	Unassigned

Updated: MAR-07

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

Roof Hatch locate in converted 2nd floor washroom.

Metal door in metal frame wall hatch located at end of corridor on south end of school to access lower CTS roof area

Roof drains, exhaust vents, typical

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	25	MAR-07

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

A combination of plaster clad concrete block walls and wood and steel framed drywall partitions where renovations have been completed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	MAR-07

C1010.02 Interior Demountable Partitions*

Vinyl clad partition systems separating classroom 167 and 168

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-07

C1010.03 Interior Operable Folding Panel Partitions**

Vinyl clad folding partitions between classrooms on main floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	MAR-07

Event: Replace folding partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$20,000	Low

Updated: MAR-07

C1010.05 Interior Windows*

Wired glass lites in metal frames in Industrial Arts (engine room, wood shop and office)
 wired glass window in metal frame between entrance hall and office
 Glass block between corridor and office area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	40	MAR-07

C1010.07 Interior Partition Firestopping*

Wood doors with glass lites in hallways to separate additions. Doors on hold-open devices

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	MAR-07

C1020.01 Interior Swinging Doors**

Interior wood doors in metal frames typical with knob style hardware. Some doors are hollow core, some have open grilles to allow air flow

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	40	MAR-07

Event: Replace all classroom doors and hardware

Concern:

Doors vary from hollow core to solid core. Variety of glass lites. Wood doors in hallways with glass lites. Existing doors have been retrofitted with grilles to allow air circulation however acoustical separation between corridors and rooms is poor. Many doors and hardware have passed their theoretical design life. Some door hardware requires repair and/or replacement

Recommendation:

Replace interior doors including hardware

Consequences of Deferral:

Increased maintenance, possible non-compliance with code requirements, failure

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$100,000	Unassigned

Updated: MAR-07

C1020.03 Interior Fire Doors*

Most corridor doors are wood with glass lites. Fire resistance is minimal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	MAR-07

C1020.04 Interior Sliding and Folding Doors*

Anodized aluminum overhead shutter at office

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	MAR-07

C1030.01 Visual Display Boards**

A wide variety of chalkboards, tackboards and some whiteboards, throughout 1958 to 1981 wings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-07

Event: Replace Chalkboards 1958-1981 wings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$30,000	Low

Updated: MAR-07

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

Painted metal toilet compartments in washrooms and locker rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	30	MAR-07

Event: Replace toilet compartments

Concern:

Toilet partitions show signs of vandalism they have also been painted before. They are heavily scratched in locker area

Recommendation:

Replace with new prefinished toilet compartments

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$25,000	Medium

Updated: MAR-07

C1030.08 Interior Identifying Devices*

Black lamacoid room numbers on doors. Limited directional signage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	MAR-07

Event: Install signage

Concern:

Limited signage especially to key areas, gym , office, CTS spaces, Library and improved signage at washrooms is required

Recommendation:

Provide additional directional and washroom signage

Consequences of Deferral:

Lost souls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$4,000	Medium

Updated: MAR-07

C1030.10 Lockers**

Prefinished metal lockers in CTS and music areas and in home rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	MAR-07

C1030.12 Storage Shelving*

Wide variety of metal and wood shelving in various classrooms and storage areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	20	MAR-07

C1030.14 Toilet, Bath, and Laundry Accessories*

Typical toilet paper dispensers, towel paper dispenser, soap dispenser, garbage receptacles, mirrors in washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	MAR-07

C2010 Stair Construction*

Reinforced concrete staircase to second floors and basement mechanical room
Wood framed staircase to stage in gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	100	MAR-07

C2020.01 Tile Stair Finishes*

Quarry tile treads and painted concrete risers.
 Porcelain tiles with non-slip nosings in staircase #163

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	60	MAR-07

Event: Repair and replace tiles on treads

Concern:

Quarry tiles are cracked at tread edges in a number of locations

Recommendation:

Replace damaged tiles with new

Consequences of Deferral:

Uneven surface at edge of treads possible falling

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$1,000	Unassigned

Updated: MAR-07

C2020.05 Resilient Stair Finishes**

1974: Rubber treads and bases on staircase in corridor on main floor (marginal)
 2000: 3 risers between upper and lower staff room on second floor with metal nosings and RCB risers (good)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	MAR-07

Event: Replace Treads

Concern:

Treads are heavily worn

Recommendation:

Replace with new rubber treads and risers

Consequences of Deferral:

Increased maintenance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$1,500	High

Updated: MAR-07

C2020.06 Carpet Stair Finishes**

Carpet treads with rubber nosings to stage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	10	MAR-07

Event: Replace carpet finish on stairs

Concern:

Carpet has passed its theoretical design life and is heavily worn. Carpet on treads is lifting and poses a tripping hazard if further deterioration occurs

Recommendation:

Replace carpet on staircases with rubber treads and nosing.

Consequences of Deferral:

Increased maintenance, possible tripping hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$2,000	Unassigned

Updated: MAR-07

C2020.08 Stair Railings and Balustrades*

Wood handrail with metal balusters and lower rail in original and 1961 stairwells
 Vinyl capped metal handrail with metal balusters in Southeast stairwell #116
 Wall mounted wood handrails to stage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	MAR-07

C2020.10 Stair Painting

Painted staircase to basement

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	MAR-07

Event: Repair

Concern:

concrete nosing is heavily worn and chipped due to heavy equipment being moved up and down the stair. Finish is in poor condition

Recommendation:

Patch nosing with suitable filler and repaint staircase with industrial epoxy finish with separate riser/tread colour for higher visibility

Consequences of Deferral:

Potential injury due to uneven nosings and inability to distinguish between riser and tread

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$3,000	Medium

Updated: MAR-07

C2030.01 Ramp Construction*

Wood framed ramp at front entrance to provide access to dropped main floor slab
 Wood framed ramp between gym corridor and east classroom block over existing part of existing staircase
 Hallway ramp to library at second floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	100	MAR-07

C2030.02 Ramp Finishes*

200x200 quarry tile finish at front entrance ramp
 non-slip resilient flooring on main floor and second floor hallway ramps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-07

C2030.03 Ramp Railings*

Painted pipe rails with horizontal intermediate rail at entrance
 Painted pipe handrails each side of corridor at second floor
 Wood wall mounted rail and wood handrail and metal balusters on main floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	50	MAR-07

C3010.01 Concrete Wall Finishes*

Paint on concrete block walls Unfinished concret block walls in mechanical rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	100	MAR-07

C3010.02 Wall Paneling**

Clear stained birch paneling at open staircase to second floor by main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	30	MAR-07

Event: Replace Panelling

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$12,000	Low

Updated: MAR-07

C3010.03 Plaster Wall Finishes*

1958,1959 have plaster finish over concrete block

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	MAR-07

C3010.04 Gypsum Board Wall Finishes*

Gypsum board wall finish in renovated areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	60	MAR-07

C3010.06 Tile Wall Finishes**

1958: 102x102mm ceramic wall tile and base in main floor washrooms to approximately 1200 AFF
 1961: 102x102mm ceramic wall tile around floor mounted urinals
 1974: 102x102mm ceramic tile in showers and PE office shower area
 198_: 102x102mm ceramic wall tile between upper and lower cabinets of home Economics lab

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	MAR-07

Event: Repair and Replace Tiles & Grout

Concern:

Tile finish incomplete at Shower in PE office cement board panel not finished, Grout in corner of shower room has failed

Recommendation:

Add tiles to cement board to complete repair. Replace damaged grout in shower areas

Consequences of Deferral:

Water penetration into wall cavity if showers are used.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$3,000	Unassigned

Updated: MAR-07

Event: Replace wall tiles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$20,000	Low

Updated: MAR-07

C3010.09 Acoustical Wall Treatment**

Exposed stramit panel on upper portions of walls in music room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-07

Event: Replace Acoustic Panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$4,000	Low

Updated: MAR-07

C3010.11 Interior Wall Painting**

Paint finish on concrete block, plaster and gypsum board walls, throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1974	60	MAR-07

Event: Repaint classrooms

Concern:

Damaged walls and paint in Art room on main floor and in second floor classrooms

Recommendation:

Patch & Repair walls and repaint 10 classrooms

Consequences of Deferral:

Further deterioration of wall finishes

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

Updated: MAR-07

Event: repaint interior

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$55,000	Low

Updated: MAR-07

C3010.12 Wall Coverings**

Vinyl clad drywall between classroom 167 and 168

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	15	MAR-07

C3010.14 Other Wall Finishes**

FRP panels to +/- 3600 AFF to cover existing asbestos board on gymnasium walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	MAR-07

C3020.01.02 Paint Concrete Floor Finishes**

Painted concrete floor in mechanical room
 Painted floor at mud room
 Sealed concrete floor in Industrial Arts workshop
 unfinished concrete floor in Mechanical Room 119

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2000	10	MAR-07

Event: Repaint mudroom floor

Concern:

Floor paint is worn and peeling

Recommendation:

Repaint with non-slip epoxy finish

Consequences of Deferral:

Further deterioration and increased maintenance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$1,500	High

Updated: MAR-07

C3020.02 Tile Floor Finishes**

1958, 1959, 1961, 1963; Quarry tile at entrance areas and staircase landings
 1958: 25x25mm ceramic floor tiles in washrooms tiles have been replaced in areas
 1974: 50x50mm unglazed tiles and 25x25mm ceramic tiles in locker/shower rooms

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

Event: Replace floor tiles in 1958 & 1961 washrooms

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$20,000	Low

Updated: MAR-07

C3020.04 Wood Flooring**

Parquet wood floor glued to concrete floor in wood shop

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	30	MAR-07

Event: Repair wood floor

Concern:

Wood floor is worn

Recommendation:

Clean, re-sand and reseal wood floor

Consequences of Deferral:

Increased maintenance, premature failure

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$2,000	Medium

Updated: MAR-07

Event: replace flooring in woodshop

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

Updated: MAR-07

C3020.07 Resilient Flooring**

Sheet vinyl flooring throughout corridors and classrooms in varying condition and year installed
 305x305mm VAT tiles in Classroom 130 and 131
 225x225mm VAT tile in storage room 115, 224 and Prep room 209

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	20	MAR-07

Event: Repair

Concern:

Damaged sheet vinyl flooring in corridors

Recommendation:

Repair damaged sheet vinyl (non-corlon)

Consequences of Deferral:

Further damage and deterioration and premature replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$2,000	Unassigned

Updated: MAR-07

Event: Replace Flooring

Concern:

Corlon flooring in corridors is badly worn, is torn, is damaged and has been patched in numerous locations and has passed its theoretical design life

Recommendation:

Replace Corlon sections of corridor flooring with new 2.5mm linoleum

Consequences of Deferral:

Further deterioration, increased maintenance, exposure of Corlon substrate (asbestos)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$40,000	Unassigned

Updated: MAR-07

C3020.08 Carpet Flooring**

Carpet in administration office area, library, music room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	15	MAR-07

Event: Replaae Carpet

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$30,000	Low

Updated: MAR-07

C3020.08 Carpet Flooring Stage**

Carpet on stage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1990	15	MAR-07

Event: Replace carpet

Concern:

Carpet is extremely dirty, does not reach edges and is loose at edge of stage. Edge of existing finish is worn at front of stage

Recommendation:

Replace stage flooring and loose carpet laid over existing flooring with new stain resistant anti-microbial carpet tiles

Consequences of Deferral:

Tripping at edge of carpet and falling from stage, increased maintenance, health concerns

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

Updated: MAR-07

C3020.11 Floor Painting

Painted line markings on pulastic flooring in gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	5	MAR-07

C3020.14 Other Floor Finishes**

Synthetic pulastic floor installed in gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	MAR-07

C3030.01 Concrete Ceiling Finishes*

Unfinished concrete ceiling in mechanical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	100	MAR-07

C3030.02 Ceiling Paneling (Wood)*

Painted wood decking in gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	60	MAR-07

C3030.03 Plaster Ceiling Finishes*

Plaster bulkheads in original parts of school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	60	MAR-07

C3030.04 Gypsum Board Ceiling Finishes*

Painted gypsum bulkheads in renovated areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	50	MAR-07

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

Acoustic T-Bar ceilings with fissured mineral fibre panels in replacement areas and vinyl clad panels in older classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	25	MAR-07

Event: Replace Vinyl Clad Tile and grid system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$20,000	Low

Updated: MAR-07

C3030.07 Interior Ceiling Painting**

Painted plaster and drywall bulkheads and ceilings in classrooms and washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	MAR-07

C3030.09 Other Ceiling Finishes* Perforated acoustic tiles

305x305mm perforated ceiling tiles in Classroom 108, 109, 135, 165, 166, 233, 234

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1961	50	MAR-07

C3030.09 Other Ceiling Finishes* Stippled plaster

Stippled ceiling in classroom 132, the chapel 133 and Science prep room 209

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	50	MAR-07

D1010.01.02 Hydraulic Passenger Elevators**

Hydraulic passenger elevator for barrier free access installed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

S4 MECHANICAL

D2010.01 Water Closets**

2000 Modernization: Floor mounted water closet with open seat and flush valves.
 Wall mounted water closet with elongated bowl installed in 1961 addition. Tank type water closet in private washroom on second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	35	MAR-07

D2010.02 Urinals**

Flush tank and piping for stall type urinals. One urinal has hair line crack at top of stall urinal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	35	MAR-07

D2010.03 Lavatories**

All lavatories enamel on steel and set in vanity. Supply handles at 100 mm on center. Wall hung china lavatory in Handicap room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	35	MAR-07

D2010.03 Lavatories** - 1958

Enamel on cast iron wall hung lavatories with supply trims.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	MAR-07

Event: Replace wall hung lavatory and supply trim.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,000	Low

Updated: MAR-07

D2010.04 Sinks**

Single bowl stainless steel sink in science room and some classrooms. Double bowl stainless steel sink in Home Economics room, staff room and music room.
 Goose neck supply trim for science room and swing spout supply for double and single bowl sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D2010.05 Showers**

Heavy duty shower heads complete with single lever handle for each shower head. Common tempering valve provided for water supply to showers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D2010.08 Drinking Fountains / Coolers**

Recessed china and stainless steel wall mount drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	35	MAR-07

D2010.08 Drinking Fountains / Coolers - 1958**

Recessed vitreous china drinking fountain in 1958 construction on second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	35	MAR-07

Event: Replace two vitreous china recessed drinking fountain.

Concern:

Surface has considerable amount of chips. Also face plate for servicing requires replacement.

Recommendation:

Replace 2 recessed vitreous china wall hung drinking fountains.

Consequences of Deferral:

Must go further distance for a drink of water.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$3,000	Medium

Updated: MAR-07

D2010.09 Other Plumbing Fixtures**

Wall mounted eye wash station in shop and science room.
Emergency shower in shop.
Stainless steel wash fountain in shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

(1958, 1959, 1961, 1963, 1965, 1974, 2000)
Copper pipes and tubes for domestic water systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

D2020.01.02 Valves: Domestic Water**

(1958, 1959, 1961, 1963, 1965)
Gate, globe and ball valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

Event: Replace valves for domestic water system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$15,000	Low

Updated: MAR-07

D2020.01.02 Valves: Domestic Water - 1974**

Gate, globe and ball valves for domestic water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	40	MAR-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

2000 Renovation:
Backflow preventor, meter, pressure regulator for water make up to boilers.
Backflow preventors for irrigation system and domestic water service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	MAR-07

D2020.02.02 Plumbing Pumps: Domestic Water**

Domestic hot water in-line circulation pump TACO.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	MAR-07

D2020.02.02 Plumbing Pumps: Domestic Water - 1965**

Domestic hot water in-line circulation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	20	MAR-07

Event: Replace hot water circulation pump.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,500	Low

Updated: MAR-07

D2020.02.06 Domestic Water Heaters**

Domestic hot water heater Hydrojet D38T155 3N with 155.0 MBH capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	MAR-07

D2020.02.06 Domestic Water Heaters - 1965**

State heater SBT100-199ETC 100 gallon storage, 180.0 MBH input. Installed in mechanical room 1965 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	20	MAR-07

Event: Replace domestic hot water tank and heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,000	Low

Updated: MAR-07

D2020.03 Water Supply Insulation: Domestic*

(1958, 1959, 1961, 1963, 1965, 1974)

Insulation on domestic water services.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

Event: Replace domestic water insulation lines.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$15,000	Low

Updated: MAR-07

D2020.03 Water Supply Insulation: Domestic* - 2000

Insulation on domestic water services for 2000 renovation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D2030.01 Waste and Vent Piping*

(1961, 1963, 1965, 2000)

Copper, cast iron and plastic waste and vent lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAR-07

D2030.01 Waste and Vent Piping* - 1958, 1959

Copper, cast iron and plastic waste and vent lines.

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

D2040.01 Rain Water Drainage Piping Systems*

(1961, 1965, 1974, 2000)
Cast iron roof drainage piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAR-07

D2040.01 Rain Water Drainage Piping Systems* - 1958, 1959

Cast iron roof drainage piping.

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

D2040.02.04 Roof Drains**

(1961, 1965, 1974, 2000)
Cast iron roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

D2040.02.04 Roof Drains - 1958, 1959**

Cast iron roof drain on roof of 1959 and 1959 wings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

Event: **Replace roof drains on roof of 1958 and 1959 building.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,000	Low

Updated: MAR-07

D3010.02 Gas Supply Systems*

Low pressure B.I. gas service from gas meter to gas burning equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	MAR-07

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

(2) Super Hot hot water heating boilers model AAE 1920 with 1920.0 MBH input c/w Expanflex horizontal expansion tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	35	MAR-07

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

Insulated breeching and combustion air system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

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

Chemical pot feeder c/w micron filter and site glass.
Glycol mixing tank Hamlet & Garneau GMP-2052.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D3040.01.01 Air Handling Units: Air Distribution - 1965**

Air handler for industrial arts installed in mechanical room #2. TRANE T-20F c/w supply fan, heating coil, mixing damper, filter section. Heating coil c/w Armstrong in-line recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	MAR-07

Event: Replace air handler.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$20,000	Low

Updated: MAR-07

D3040.01.01 Air Handling Units: Air Distribution - 2000**

Roof air handler #1 Scott Springfield.

Supply 22,000 CFM with 20 H.P. motor and return 18,500 CFM with 7 1/2 H.P. motor. Unit consists of supply fan, return fan, mixing sections, heating coil, flat filter section, and humidifier section.

Roof air handler #2 Scott Springfield

Supply 15,800 CFM using 15 H.P. motor. Unit consists of supply fan, mixing section, hating coil, flat filter section, and humidifier section.

Indoor gym air handler #3 Scott Springfield

Supply 6000 CFM using 5 H.P. motor. Unit complete with supply fan, mixing section, heating coil and filter section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D3040.01.02 Fans: Air Distribution*

Gym propeller type ceiling fan installed in gym. Fans c/w protective cage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

50 mm thick flat filters installed in filter section of air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-07

D3040.01.04 Ducts: Air Distribution*

Galvanized low pressure ducts installed from respective air handler to respective ceiling or wall grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	50	MAR-07

D3040.03.01 Hot Water Distribution Systems**

Two Armstrong glycol solution vertical in-line pumps 2 H.P. each. Circulate glycol solution from heat exchanger to preheat coils.

Two Armstrong hot water vertical in-line circulation pumps circulate hot water from boilers to terminal heating units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	40	MAR-07

D3040.04.01 Fans: Exhaust**

Common in-line exhaust fans for washrooms.

Ceiling exhaust fans for small room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D3040.04.01 Fans: Exhaust - Dust Collectors**

Dust collector APSCO model CE500 26B10 installed in room #125.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	30	MAR-07

Event: Replace dust collectors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$24,000	Low

Updated: MAR-07

D3040.04.03 Ducts: Exhaust*

Galvanized exhaust duct from exhaust grilles to exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	50	MAR-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Grid type exhaust grilles or register.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D3040.05 Heat Exchangers**

APV model SR2EC - Paraflow Plate heat exchanger with 31 plates. Hot water to glycol solution heat exchanger. Glycol solution mixing tank CMP-2052 vertical floor mounted diaphragm tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D3050.02 Air Coils**

Glycol solution preheat coils in each air handling units.
Reheat coils installed in supply duct for interior zones.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D3050.03 Humidifiers**

50 mm thick Celdek installed in air handling units not #1 and #2. Humidifier not used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	MAR-07

D3050.05.02 Fan Coil Units**

Hot water fan coil units installed at entrances and exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D3050.05.03 Finned Tube Radiation**

Perimeter copper/aluminum finned tube radiation and enclosure installed along exterior walls of classrooms, gym etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	40	MAR-07

D3050.05.06 Unit Heaters**

Horizontal hot water unit heaters installed in mechanical room and shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D3060.02.03 Pneumatic and Electric Controls

Electric thermostat provided for fan coil units and unit heaters.
 Pneumatic provided for thermostat, damper controls, radiation valves, control valves in heating pipes.
 Siemen's controls c/w Quinsy duplex compressor and Hankison dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	40	MAR-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Pressure water fire extinguisher in recess cabinet in corridors. Dry chemical fire extinguisher in rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-07

D4090.06 Smoke Protection & Exhaust Fans**

Smoke detectors installed on supply and return duct to air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	50	MAR-07

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

Underground fed utility pad mount transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	40	MAR-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	300	kVA	

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

Siemens 120/208V, 3ph, 4W, 800A switch gear with a double attached CDP panel. CDP panel has 7 - open spaces for expansion. Enmax meter 390016.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	40	MAR-07

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

All Panels are 120/208V, 3 phase, 4 wire panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-07

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

The MCC's consist of 2 - Siemen's 4 space MCC. Starter consist of 1-breaker disconnect, an indicator light, a HOA switch and a reset push button. There are 2 spare spaces in the MCC's.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	225	amps	

D5010.07.02 Motor Starters and Accessories**

The motor loads have mainly Siemens breaker disconnects connected to them, these disconnects have 1-breaker disconnect, an indicator lamp, a HOA switch and a reset push button. The shop air supply fans are controlled by an Allen Bradley cross the line starter and a Siemens controller.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D5020.01 Electrical Branch Wiring*

1958/59 wings wiring is assumed to be original and may be reaching the end of its life cycle. Motor connections are made with liquid tight flex and liquid tight flex connectors.

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

Event: Install Grounding

Concern:

There was no apparent grounding of the gas and water lines to the grounding grid.

Recommendation:

Ground main gas and water lines to the electrical grounding grid.

Consequences of Deferral:

Code infraction.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2007	\$2,000	Unassigned

Updated: MAR-07

Event: Replace 1958/59 wiring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$44,300	Low

Updated: MAR-07

D5020.02.01 Lighting Accessories (Lighting Controls)*

1958 - 1981 switches are typical toggle style in rooms and key switches in hallways and gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

Event: Replace 1958-1974 switches.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$22,200	Low

Updated: MAR-07

D5020.02.02.01 Interior Incandescent Fixtures*

There are 3-bulb fixtures in the storage rooms and a 1 lamp spot light lighting the show case that houses the statue of St. Augustine. There is one Explosion proof incandescent fixture in the gas metering room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-07

Event: Replace Meter Room Light.

Concern:

The explosion proof fixture in the gas metering room is missing its globe and guard, this negates any explosion proof rating that this fixture had.

Recommendation:

Replace the fixture

Consequences of Deferral:

Could lead to an explosion and personal injuries to the staff and students.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$2,500	Unassigned

Updated: MAR-07

D5020.02.02.02 Interior Florescent Fixtures**

The main office and the hallways have been retro fitted to 2'x4', 4 lamp fixtures with T-8 lamps and ballast, majority of the rest of the school is fitted with 2'x4', 4 lamp fixtures with T-12 lamps and balasts, 1'x4' 2lamp ceiling/chain hung strip fixtures typical washrooms and change rooms, 1lamp 4' wall/ceiling mounted strip fixtures typical stairs, 1'x4' 2lamp weather proof fixtures typical showers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

Event: Refit to T-8 Light Fixtures

Concern:

Existing T-12 lamp and ballast technology is poor efficiency.

Recommendation:

Refit existing fixtures with T8 electronic ballasts and T8 lamps.

Consequences of Deferral:

Increased maintenance and operational costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$82,700	High

Updated: MAR-07

D5020.02.02.03 Interior Metal Halide Fixture*

The gym is fitted with metal halide fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D5020.02.03.02 Emergency Lighting Battery Packs**

72 watt emergency battery packs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	MAR-07

<u>Capacity Size</u>	<u>Capacity Unit</u>
72	watts

D5020.02.03.03 Exit Signs*

Exit lights are all incandescent. The exit lights do not seem to be inner connected to the emergency battery packs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

Event: Install LED Exit Signs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$14,800	High

Updated: MAR-07

D5020.02.05 Special Purpose Lighting*

The Trophy case has 2' florescent fixtures for accent lighting. The gym has a scoreboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Exterior fixtures consist of high pressure sodium wall packs and high pressure sodium recessed fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

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

The exterior fixtures are photo-cell and time controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D5030.01 Detection and Fire Alarm**

The FA system consists of an Edwards 6500 FA panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	25	MAR-07

Event: Add Visual Appliances

Concern:

Visual devices should be added to the fire alarm system to bring it up to modern standards, however this is not required until a renovation is performed to the school.

Recommendation:

Add visual devices in all locations where fire alarm bells are located.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2007	\$20,000	Medium

Updated: MAR-07

Event: Replace FA System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$88,300	Low

Updated: MAR-07

D5030.02.02 Intrusion Detection**

Silent Knight 5104ULC security panel and a Regency 4720 fire/burglar panel complete with motion sensors, key pad, and key override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	MAR-07

D5030.03 Clock and Program Systems**

Master clock is integral to the public address system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07

Event: Install New Clock System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$40,000	Low

Updated: MAR-07

D5030.04.01 Telephone Systems**

The Nortel Phone system seems to be in good order.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07

Event: Install New Telephone System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$39,400	High

Updated: MAR-07

D5030.04.04 Data Systems**

Lucient patch panels with 3COM hubs. Cabling is Cat5.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07

Event: Install New Data System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$59,000	Low

Updated: MAR-07

D5030.05 Public Address and Music Systems**

The PA system consists of a Rauland MCZ300 controller, 2 -- Rauland SWL25 switch system, a Sony dual cassette player, a Kenwood tuner and a Sony 5 disc changer. System uses 10" speakers placed in hallways and class rooms and each room has a call switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-07

Event: Install a New PA System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$137,800	Low

Updated: MAR-07

D5030.07 Gym PA System*

The Gym has an independent PA system on top of the school PA system. The gym PA system consists of 1-Peavy XR amp, 1-Sony 5 disc changer, 1-Sony dual cassette player and 1-TOA tuner.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	20	MAR-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

Computer, printer on old library casework, card catalogue book cart, book drop off
Refer to E2010.02 for Life Cycle replacement costs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	25	MAR-07

E1020.03 Theater and Stage Equipment*

Stage curtains

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	MAR-07

E1020.07 Laboratory Equipment*

Laboratory casework in Science lab, glass ware, etc.
Refer to E2010.02 for life cycle replacement costs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	25	MAR-07

E1090 Other Equipment

Art kiln, Welding equipment, machine lathe, wood lathe, band saws, floor mounted drill press, table saw, grinder, planar, scroll saw, compound miter saw, sander, vented flammable storage cabinet in Industrial Arts shop and in Science Prep room. Acid storage cabinet in Science Prep room

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

E1090.01.01 Vacuum Cleaning Systems*

Sawdust extraction system in wood shop

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	MAR-07

E1090.04 Residential Equipment*

Ranges, microwaves and fridges in Home Economics room
Range, fridge, dishwasher, microwaves in Staff room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-07

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Basketball hoops

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	15	MAR-07

E2010.02 Fixed Casework**

Fixed charging Desk in library, fixed casework in Science lab, metal cabinets with steel tops in Industrial Arts shops

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	35	MAR-07

Event: Repair & Replace Casework

Concern:

Library charging desk does not meet current computerized requirement (nonfunctional) and has passed its theoretical design life and is worn

Industrial Arts benches are in marginal condition and show some denting, Darkroom cabinets in poor condition

Art room sinks are new but require new seals at back splash and hardware adjustment or replacement

Cabinets in Chapel and ancillary classroom on main floor are badly worn

Music room casework should have a large sink for washing large musical instruments

Home Economics casework is in marginal condition and requires repairs or reconfiguration and replacement

vanities in washrooms are worn and not fully accessible

Recommendation:

Replace fixed casework throughout

Consequences of Deferral:

Increased maintenance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$280,000	High

Updated: MAR-07

E2010.03.06 Curtains and Drapes**

Black-out curtains in classrooms and curtains in main office, library and staff room, throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	MAR-07

E2020 Moveable Furnishings*

Stacking chairs for gym, typical loose chairs and student desks in classrooms, laminate top tables in art rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	20	MAR-07

Event: Replace Tables

Concern:

Tables in ancillary art rooms are passed their theoretical design life and are damaged or heavily worn

Recommendation:

Replace tables in art areas.

Consequences of Deferral:

failure

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$10,000	High

Updated: MAR-07

F1020.02 Special Purpose Rooms*

Dark room in Industrial Arts area. Refer to E3010.02 for casework replacement

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	50	MAR-07



F1020.02.13 Paint Booths*

Paint booth in Industrial Arts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	50	MAR-07

F2020.01 Asbestos*

Corlon flooring in corridor contains asbestos backing. Asbestos wall board in gym has been covered with FRP panels to prevent damage and exposure, Stipple ceilings may contain asbestos fibers, Vat flooring still present in some locations. Hazardous abatement procedures are to be followed when replacement or repairs to these materials are made.

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

F2020.02 PCBs*

Light fixtures may contain PCBs in ballasts. None reported or evidenced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	MAR-07

F2020.03 Mercury*

None reported none evidenced

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

F2020.04 Mould*

None reported none evidenced

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

F2020.09 Other Hazardous Materials*

None reported or evidenced

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

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

Handicapped parking on street at main entrance with wide concrete walkway to front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-07

K4010.02 Barrier Free Entrances

Wood doors and frames with borrowed glass lites

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1958	0	MAR-07

Event: Install Barrier Free Device on Entrance Doors

Concern:

No auto-operators on doors.

Recommendation:

Install Auto-operators on new doors. See B2030.01.10 for door replacement

Consequences of Deferral:

An individual will still requires assistance to gain entry into the building without the auto-operators on the doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$3,000	Unassigned

Updated: MAR-07

K4010.03 Barrier Free Interior Circulation

Ramps installed in corridor to accommodate wheelchair access and elevator installed to access second floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-07

K4010.04 Barrier Free Washrooms

Semi-accessible washroom on main floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	2000	0	MAR-07

Event: Provide Barrier Free washrooms on main and second floor

Concern:

Accessible washroom noted on main floor is not fully accessible (no grab bars, door swings wrong way, etc.)

Infirmiry washroom is not accessible (once the wheelchair in the infirmiry is used there is no way of getting into the washroom)

Existing washrooms show some renovations to make them accessible but they are incomplete (accessories are not mounted correctly)

N second floor accessible washroom

Recommendation:

Complete a design review of all washrooms against current code requirements and upgrade all school washrooms (floor and wall finished have passed theoretical design life)

Consequences of Deferral:

Non-compliance with accessibility requirements

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$100,000	Unassigned

Updated: MAR-07

RECAPP Facility Evaluation Report



St. Augustine Elementary / Jr. High School

S2791
Calgary

Facility Details	
Building Name:	St. Augustine Elementary /
Address:	
Location:	Calgary
Building Id:	S2791
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	Quinn Young Architects Ltd.
Evaluation Date:	October 30 2006
Evaluator Name:	Barry McCallum

Total Maintenance Events Next 5 years: \$92,500
5 year Facility Condition Index (FCI): 0%

General Summary:

The 1.9 hectare school site accommodates elementary and junior high school students. A grassed play field to the East of the school accommodates a soccer field, and two baseball diamonds. Chain link baseball screens are positioned at each baseball diamond, and around the perimeter of the playing field and at particular locations adjacent to the Northwest parking lot and at the Southwest parking lot areas. Five outdoor basketball courts are placed at the East asphalt paved playground area, and gravel is provided under the early childhood climbing apparatus. Park benches and perimeter garbage cans are available. No garbage bin enclosure is provided for the garbage bin located to the South of the school.

Parking signage for staffing parking only is provided at both the Northwest and Southwest asphalt paved parking lot locations, along with concrete parking bumpers. Thirteen parking stalls are provided within the Northwest staff parking lot and fourteen parking stalls are provided within the Southwest staff parking lot. A concrete sidewalk entrance is provided adjacent to the main Northwest entrance of the school. Concrete curbs and gutters are positioned around the grassed landscaped area Northwest of the Northwest parking lot and along perimeter public sidewalks. Two barrier free parallel parking signs are installed directly in front of the Northwest entrance of the school. Large metal letters spell out the name of the school on the North building elevation, and a large cross is mounted directly over the main Northwest entrance of the school. At the Northwest corner of the school, a flagpole is installed. No site drainage problems were reported by school staff. Deciduous tress are planted directly in front of the school on the West, and North building elevation sides, and a small grouping of deciduous trees are planted on the Southeast side of the school and on the East side of the school between the school facility and the early childhood play climbing apparatus. The school site appears to be in acceptable condition.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

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

S7 SITE

G1030 Site Earthwork (Site Grading)*

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

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

Snow covered not reviewed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	10	MAR-07

Event: Install 50mm asphalt overlay

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$20,000	Low

Updated: MAR-07

G2020.06.02 Parking Bumpers*

Precast concrete parking bumpers in parking lots with stall numbers painted on face

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	MAR-07

G2020.06.03 Parking Lot Signs*

Wall mounted signs and two pole mounted signs at entrance to parking lots

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2000	25	MAR-07

Event: Replace Parking lot signs

Concern:

Wall mounted sign on elevator shaft is in poor condition. Posts are bent. Signage is minimal

Recommendation:

Replace with new and additional signage

Consequences of Deferral:

Illegible signage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$2,500	High

Updated: MAR-07

G2020.06.04 Pavement Markings*

Snow covered. Not reviewed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	MAR-07

G2030.02.02 Asphalt Pedestrian Pavement**

Asphalt play area in southeast corner between classroom blocks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	10	MAR-07

Event: Replace asphalt play surface overlay

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$40,000	Low

Updated: MAR-07

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete walkways to school and to asphalt play area into central courtyard from mudrooms and staircase

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	15	MAR-07

Event: Replace concrete walks

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

Updated: MAR-07

G2030.06 Exterior Steps and Ramps*

1959, 1965: Concrete landing and stair with three risers at west exist staircase to main street

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	MAR-07

G2040.02 Fences and Gates**

Chain link (frost) fence separating parking areas and playgrounds

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1965	30	MAR-07

Event: Repair fence

Concern:

Fence posts are bent and fence is warped

Recommendation:

Realign or replace damaged posts and repair chain link sections. Replace posts and cable with chain link fence

Consequences of Deferral:

Further deterioration until fence fails

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$5,000	Medium

Updated: MAR-07

G2040.03 Athletic and Recreational Surfaces**

Asphalt pay area has basketball hoops, grassed soccer field and baseball diamonds

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-07

G2040.05 Site and Street Furnishings*

park benches and garbage receptacles located near childrens play equipment

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	MAR-07

G2040.06 Exterior Signs*

Large wall mounted lettering on the North face of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2000	25	MAR-07

Event: Failure Replacement

Concern:

The location of the sign can only be viewed if you are accessing the site along 69th Avenue. Access to 7th Avenue has been restricted by the city and you must go around the block to access the site

Access from the south side gives no indication of what the building is

Recommendation:

Install additional signage and street address at main entrance facing 7th avenue

Consequences of Deferral:

Inconvenience for visitors unfamiliar with the building

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$5,000	Medium

Updated: MAR-07

G2040.08 Flagpoles*

12 meter painted flagpole at the front of the school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-07

G2050.04 Lawns and Grasses*

The school is grassed between the city sidewalk and the building face on the west and north sides of the school . There is a grassed play field to the East of the school which accommodates a soccer field, and two baseball diamonds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	MAR-07

G2050.05 Trees, Plants and Ground Covers*

Deciduous trees are planted directly in front of the school on the West, and North building elevation sides, and a small grouping of deciduous trees are planted on the Southeast side of the school and on the East side of the school between the school facility and the early childhood play climbing apparatus.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	10	MAR-07

G3010.02 Site Domestic Water Distribution*

Water service connected to City system

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

G3010.03 Site Fire Protection Water Distribution*

Fire Hydrant loacted on south side of bulidng on 7th Street

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

G3020.01 Sanitary Sewage Collection*

Underground connection to city services

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	MAR-07

G3030.01 Storm Water Collection*

Internal rain water leaders with scupper overflow. Storm water connected to city system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	MAR-07

G3060.01 Gas Distribution*

Connected to underground gas service

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

G4010.02 Electrical Power Distribution Lines*

Underground fed utility service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	50	MAR-07

G4010.03 Electrical Power Distribution Equipment*

Pad mount utility transformer. Enmax #28S-223.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	50	MAR-07

G4010.04 Car Plugs-ins*

15 parking stalls in the teachers parking lot are serviced by 7 duplex receptacles located in concrete pedestals. There are 4 duplex receptacles mounted on the building exterior servicing the guest parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	MAR-07

G4020.01 Area Lighting*

Recessed light fixtures under canopies.
Wall mounted HID exterior lights near exit doors in a few locations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	25	MAR-07

Event: Replace recessed canopy lights & install additional

Concern:

Exterior recessed light fixtures have passed their theoretical design life and exterior lighting is marginal

Recommendation:

Replace light fixtures and add additional exterior lighting

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$10,000	Medium

Updated: MAR-07

G4030 Site Communications and Security

Underground fed utilities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	MAR-07