

RECAPP Facility Evaluation Report



St. Justin Catholic Elementary School

B3308A
Edmonton

Facility Details

Building Name: St. Justin Catholic Elementa
Address: 8405 - 175 Street
Location: Edmonton

Building Id: B3308A
Gross Area (sq. m): 0.00
Replacement Cost: \$2,993,507
Construction Year: 0

Evaluation Details

Evaluation Company: Koliger Schmidt
Evaluation Date: December 1 2004
Evaluator Name: Mr. Mario Macchione

Total Maintenance Events Next 5 years: **\$353,808**
5 year Facility Condition Index (FCI): **11.82%**

General Summary:

The main building at St. Justins was originally constructed in 1973. This building is 1374m² in area and is a single storey structure with a mechanical mezzanine. In 1995 an addition or link of 146m² was constructed to provide access to a pod of portables on the southside. This addition includes storage space and a set of barrier free girls and boys washrooms. Onsite there are 7 attached and 2 freestanding portables. The two freestanding portables have been leased out to a daycare facility. At present time (including portables) the gross area of St. Justins is 2354m² and there are 164 students and 26 staff members at this school. The building is in fair condition.

Structural Summary:

The original 1973 building was constructed of a steel roof deck and structure with load-bearing concrete block on cast-in-place concrete foundations and slab on grade floors. The 1995 addition is constructed with the same structural system as the original building. One major concern is the cracking and lifting of the slabs on grade flooring in some areas of the 1973 building. The structure of the building is in fair condition.

Envelope Summary:

The exterior building skin is portland cement plaster. Windows are aluminum frames and exterior doors are metal frames with solid wood doors. Both the 1973 and 1995 buildings are built-up asphalt and gravel roof which were re-roofed in 1986. Ponding problems and areas where moss are growing are of major concern and the 1973 building requires re-roofing. The building envelope is in good condition otherwise.

Interior Summary:

Floors in hallways, washrooms and classrooms is VCT tile. Office, staff and library areas are carpeted. Throughout school all walls are painted concrete block. Ceilings are accoustical tile and some drywall. The concrete slab-on-grade is cracking at numerous locations throughout the 1973 building and this is telegraphing through floor finishes. Most epoxy floor finishes are cracked and once a structural study has been conducted and the problem of movement solved then replacing all damaged surfaces due to movement is required. The interior is in good condition.

Mechanical Summary:

The heating and ventilation for most of the building consists of gas fired, forced air furnaces that require upgrading. There is likely inadequate outside air for occupants in the 1973 section. There is air conditioning for some sections of the school connected into one furnace. A gas fired multizone unit serves the classrooms. The water closets are tank type. The mechanical systems are in fair condition.

Electrical Summary:

Main Service for this building is 300 Amp 120/208 volt three phase, with a peak demand of 110 Amp. Branch circuit panel boards are located throughout the facility. The lighting consists of T12 fluorescent light fixtures with some incandescent and HID light fixtures. Emergency lighting consists of battery packs c/w remote heads with energy efficient LED style exit lights throughout. The fire alarm system is Simplex 2001. Cat5 data network cabling is installed throughout. Telephone system is by Nitsuko. Paging system is Bogen. Upgrade Fire Alarm System by adding strobes. Replace existing lighting system with new T5 lighting system for energy efficiency and life cycle replacement. The electrical is in acceptable condition.

Rating Guide

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

S1 STRUCTURAL**A1010 Standard Foundations***

1973 and 1995 buildings- Cast-in place concrete foundations.

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

A1030.01 Standard Slabs on Grade

1973 and 1995 buildings

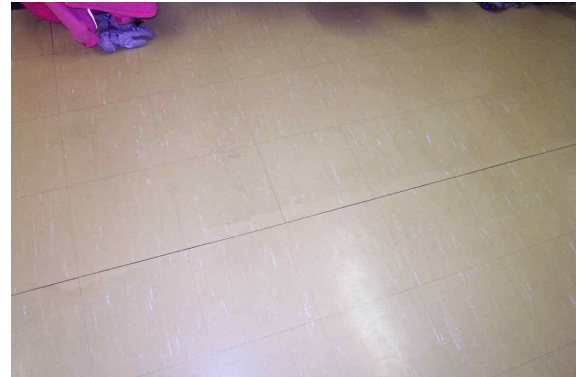
<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	DEC-04

Event: Investigate slab movement.**Concern:**

Concrete slab on grade in 1973 building is cracking at numerous locations throughout the building and telegraphing through floor finishes. Major area of concern is the floor in hallway leading to 1995 addition because it is heaving in the middle.

Recommendation:

Require structural study to determine cause and solution to slab movement. Other areas on this school site are having sinkage problems (ex. portables on eastside).



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$2,160	Medium

Updated: February 24 2005

B1010.05 Mezzanine Construction*

1973 building- Mechanical mezzanine constructed of load bearing concrete masonry units. Also in gym a storage mezzanine was constructed in 1994.

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

B1020.01.04.02 Steel Joists

1973 and 1995 buildings have open webbed steel joists.

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

B1020.02.03.02 Concrete Masonry Units: Struct. Wal

1973 and 1995 buildings.

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

B1020.03.05 Metal Deck

1973 and 1995 building

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

B1020.04.02 Precast Concrete: Canopies

1973 building- Main entrance canopy- concrete block.

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

B1020.06 Roof Construction Fireproofing*

1973 and 1995 buildings

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

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

1973 building- east side.

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

B2010.01.08 Portland Cement Plaster: Ext. Wall*

1973 and 1995 building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	DEC-04

Event: Replace stucco finish**Concern:**

Stucco throughout 1973, 1995 and mechanical mezzanine has cracks, staining and areas of large unevenness.

Recommendation:

Replace stucco finish. (approx 800 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$108,000	Medium

Updated: February 24 2005

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

1973 and 1995 buildings

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

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

1973 and 1995 buildings

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

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

1973 and 1995 buildings

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

B2010.06 Exterior Louvers, Grilles, and Screens*

1973 and 1995 buildings have aluminum louvres and grilles.

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

B2010.09 Exterior Soffits*

1973 building, main entrance has aluminum soffit

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

B2020.01.01.02 Aluminum Windows*

1973 and 1995 buildings- Some hardware issues in office area.

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

Event: Replace office and staff area window hardware.

Concern:

The windows in the office and staff area have sliding casement adjusters that latch to lock. These arms are sometimes unlatched by pushing on the exterior of the window and popping them out of their locked position and by pulling can open window. Has become a security problem.

Recommendation:

Replace window hardware with a more secure system. (11 windows)



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$1,188	High

Updated: February 24 2005

B2030.01.01 Aluminum-Framed Storefronts*

1973 building- main entrance, secondary entrance and field area entrance.

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

B2030.01.10 Wood Entrance Door*

1973 building- main entrance, secondary entrance and field area entrance.

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

B2030.02.01 Metal Doors and Frames

1973 building- storage door on north side of school.

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

B2030.05 Other Exterior Doors*

1973 building- Gym exit doors

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

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

1973 and 1995 buildings

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

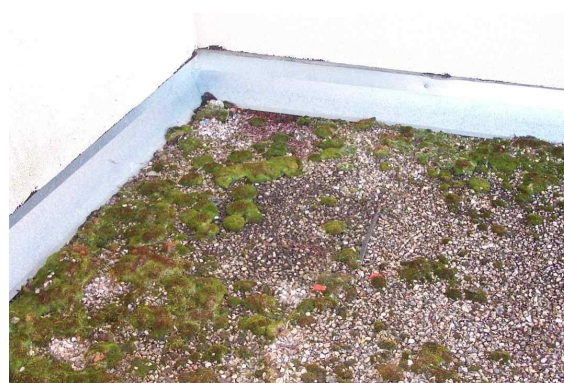
Event: 1973 building- Replace roof

Concern:

1973 building was reroofed in 1986 and has area where moss is growing on roof.

Recommendation:

Replace 1973 building roofs with a new 2 ply SBS system (Including mech mezzanine roof, total approx 1400m²).



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$101,520	Medium

Updated: February 24 2005

B3010.09 Roof Specialties and Accessories*

1973 and 1995 building- internal roof drainage

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

S3 INTERIOR**C1010.01.03 Unit Masonry Assemblies**

1973 and 1995 building- Painted

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

C1010.03 Interior Operable Folding Panel Partitions*

1973 building- Kindergarden room is seperated from stage area using accoustical panel partitions

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

C1010.03.01 Accordion Folding Partitions

1973 building- Gym to stage area

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

Event: Replace folding partition.**Concern:**

Damaged and coming off ceiling track. Could come loose and fall.

Recommendation:

Replace curtain.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$7,020	High

Updated: February 24 2005**C1010.05.03 Aluminum Windows**

1973 building- Main office area.

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

C1010.06.02 Aluminum-Framed Storefronts

1973 and 1995 buildings- Wired glass and tempered glass set in frames above hallway entrance doors.

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

C1010.07 Interior Partition Firestopping*

1973 building -Mechanical mezzanine

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

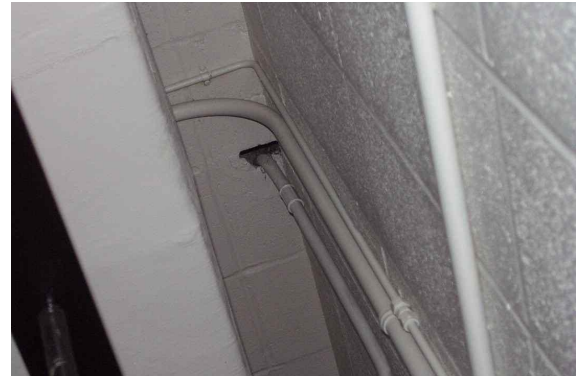
Event: Fill and seal pipe penetrations with firestopping material.

Concern:

Unsealed penetrations through walls, compromise fire separations.

Recommendation:

Fill and seal pipe penetrations with firestopping material to meet code.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2005	\$1,080	High

Updated: February 24 2005

C1020.01.07 Wood Doors

1973 and 1995 building- Painted wood doors with metal frames.

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

C1020.02.01 Aluminum-Framed Storefronts

1973 and 1995 buildings.

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

C1020.03 Interior Fire Doors*

1973 building eastside corridor separating doors.

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

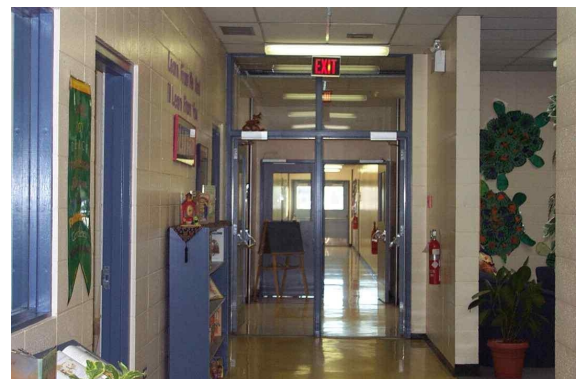
Event: 1973 building- Require hold open devices on east doors.

Concern:

1973 building is separated from corridor connecting the portable pod to the east by a door, sidelite and transom assembly. Doors on east side of building have hold open devices but no fire labels.

Recommendation:

Require fire rating labels for doors.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$1,080	High

Updated: February 24 2005

C1030.01.02 Markerboards

1973 and 1995 buildings

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

C1030.01.03 Tackboards and Visual Aid Boards

1973 and 1995 buildings.

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

C1030.02 Fabricated Compartments(Toilets/Showers)*

1973 and 1995 buildings

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

C1030.06.01 Metal Handrails

1973 building- Mechanical room and stairs leading to west exit.

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

C1030.08 Interior Identifying Devices*

1973 building- Main foyer has school plan showing mechanical identification for city service (meter readings)

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

C1030.12 Storage Shelving*

1973 and 1995 buildings

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

C1030.14 Toilet, Bath, and Laundry Accessories*

1973 and 1995 buildings

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

C2010.01 Cast-In-Place Concrete Stair Construction

1973 building- West exit stairs and main foyer stairs to gym.

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

C2010.04 Wood Stair Construction

1973 building- Stage stairs down to gym.

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

C2020.02 Terrazzo Stair Finishes*

1973 building- West exit stairs and main foyer stairs to gym.

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

C2020.05 Resilient Stair Finishes*

1973 building- Stage stairs down to gym.

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

C2020.08.06 Metal Railings and Balustrades

1973 building- Main entrance area stairs down to gym and stage area stairs down to gym

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

C3010.06.01 Ceramic Tile

1973 and 1995 building- Boys washrooms around urinals.

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

C3010.09 Acoustical Wall Treatment*

1973 building- Gymnasium and music room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	20	DEC-04

Event: Replace acoustical wall treatment

Concern:

The gym's acoustical wall treatment is original, been painted over and is no longer effective.

Recommendation:

Replace wall treatment with new acoustical panelling. (approx. 153 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$6,480	Low

Updated: February 24 2005



C3010.11 Interior Wall Painting*

1973 and 1995 buildings- Painted concrete block.

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

C3020.01 Concrete Floor Finishes*

1973 building- Mechanical room.

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

C3020.02.01 Ceramic Tile

1995 building- Girls and Boys washrooms.

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

C3020.03 Terrazzo Floor Finishes*

1973 building- Front foyer, boy and girls bathroom. Minor cracks and discoloring found.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	70	DEC-04

C3020.04 Wood Flooring*

1973 building- Gymnasium and stage flooring.

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

C3020.07 Resilient Flooring*

1973 building- Hallway, washrooms, staff room kitchen, storage rooms and janitor areas.
1995 building- Hallway and storage/workroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	20	DEC-04

Event: Replace VCT tile in 1973 building

Concern:

1973 buildings- Staff male and female, hallway, ANC kindergarden room, classroom 101, 102, 103, 104 and the boys and girls washrooms by the westside exit. Areas are discolored mismatched, stained and in some areas joints are seperating.

Recommendation:

Replace VCT tile in these areas after structural study has been performed and problem of movement solved. (approx 590m²)



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$27,000	Medium

Updated: February 24 2005

C3020.08 Carpet Flooring*

1973 building- Main admin area, offices, staff room and library

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

C3020.11 Floor Painting

1973 building- Mechanical room.

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

C3030.04 Gypsum Board Ceiling Finishes*

1995 building- Girls and boys washrooms, painted

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

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

1973 and 1995 buildings- Throughout school, regular maintenance issues.

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

C3030.09 Other Ceiling Finishes*

1973 building- gymnasium ceiling is exposed to O.W.S.J. but has accoustical tiles attached to metal decking.

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

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

1985, 1995 - Floor mounted, flush tank type water closets. Combination of open front and non-open front seats.

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

D2010.02 Urinals*

1985 - Wall hung urinals on automatic flush system. One flush valve urinal in one washroom.

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

D2010.03 Lavatories*

1973 - Enamelled steel basin with mixing tees.
1995 - Stainless steel basin with mixing tees.

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

D2010.04 Sinks*

1973 - Stainless steel sink in one classroom and in staff room. Enamelled steel sink in art room. Floor mounted plastic janitor sinks.

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

D2010.08 Drinking Fountains / Coolers*

1973 - Vitreous china drinking fountains.
1995 - Fibreglass drinking fountain.

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

D2020.01.01 Pipes and Tubes: Domestic Water*

1973, 1995 - Copper piping.

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

D2020.01.02 Valves: Domestic Water

1973 - Gate valves on main water meter.

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

D2020.01.03 Piping Specialties (Backflow Preventors)*

No backflow preventors on main water line or on non-freeze hose bibbs.

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

Event: **Install vacuum breakers on non freeze hose bibbs.**

Concern:

No vacuum breakers on non freeze hose bibbs.

Recommendation:

Install vacuum breakers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2005	\$1,080	Medium

Updated: February 18 2005

D2020.02.02 Plumbing Pumps: Domestic Water*

1973 - Recirc pump on hot water system.

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

D2020.02.04 Domestic Water Conditioning Equipment*

1973 - Hot water mixing valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	20	DEC-04

Event: **Replace hot water mixing valve.**

Concern:

Hot water mixing valve gauge is broken and may not be mixing properly. Possible scalding by children using hot water.

Recommendation:

Replace mixing valve with new one.

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

Updated: February 18 2005

D2020.02.06 Domestic Water Heaters*

1996 - State water heater installed for 1973 building. 13.8 kW input, 189 litre capacity.

1995 - State water heater installed for 1995 addition. 17.1 kW input, 189 litre capacity.

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

D2030.01 Waste and Vent Piping*

ABS and steel aboveground.

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

D2040.01 Rain Water Drainage Piping Systems*

1973 - Steel rain water piping drains to grade.

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

D2040.02.04 Roof Drains*

1973 - Roof drains with aluminium gravel guards.

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

D2090.15 Pool & Fountain Equipment*

1995 - Fish pool/fountain in library.

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

D3010.02 Gas Supply Systems*

Gas distribution piping to main building furnaces, domestic water heaters, and portable furnaces.

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

D3020.03.01 Furnaces* 1973

1973 - 5 Lennox furnaces serving various parts of the school. Two for gym with 52.7 kW input, 42.2 kW output. One for north entrance and hallways with 29.3 kW input and 23.2 kW output. One serving the washrooms with 21.6 kW input and 17.3 output. One furnace serves the offices has 43.5 kW input and 34.8 kW output and includes a cooling coil.

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

Event: Replace furnaces in original building.

Concern:

The existing furnaces are inefficient, showing rust, and parts are difficult to find. Insufficient fresh air to building occupants.

Recommendation:

Replace furnaces in original building with air handling units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$75,600	Low

Updated: February 18 2005



D3020.03.01 Furnaces* 1995

1995 - Engineered Air furnace for addition with 42.6 kW input and 34.0 kW output.

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

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

1973 - Galvanized steel chimney connects into masonry chimney.
 1995 - Galvanized steel chimney through roof to cap.

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

D3030.06.02 Refrigerant Condensing Units*

1973 - Two compressor condensor units, one for office furnace and one for the multizone unit.

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

Event: Replace furnace and multizone condensers.

Concern:

Condensers for offices classrooms are obsolete and inefficient.

Recommendation:

Replace furnace and classroom condensers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$32,400	Low

Updated: February 18 2005



D3040.01.01 Air Handling Units: Air Distribution*

1973 - Gas fired multizone air handling unit for classrooms.

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

D3040.01.02 Fans: Air Distribution*

1973 - Combustion air and fresh air supply fans in the mechanical room.

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

D3040.01.04 Ducts: Air Distribution*

1973, 1995 - Galvanized steel ductwork.

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

D3040.01.05 Duct Accessories: Air Distribution*

1973, 1995 - Butterfly and quadrant type dampers.

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

D3040.01.07 Air Outlets & Inlets:Air Distribution*

1973, 1995 - Deflection supply grilles and laminar flow diffusers throughout school.

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

D3040.04.01 Fans*: Exhaust 1973

1973 - Centrifugal exhaust fan on the roof for the washrooms.

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

D3040.04.01 Fans*: Exhaust 1995

1995 - Washroom exhaust for addition washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	DEC-04

Event: **Install washroom exhaust for 1995 addition washrooms.**

Concern:

There is no exhaust for washrooms on 1995 addition, only vent hood on roof.

Recommendation:

Install washroom exhaust.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2005	\$3,240	Medium

Updated: February 18 2005

D3040.04.03 Ducts*: Exhaust

Galvanized steel.

<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

1973, 1995 - Ceiling grilles.

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

D3050.01.01 Computer Room Air Conditioning Units*

No air conditioning in computer lab.

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

Event: Install air conditioning in computer lab.

Concern:

Computer lab tends to get warm during high occupancy.

Recommendation:

Install 5 ton split system air conditioner for one computer lab.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$19,440	Medium

Updated: February 18 2005

D3060.02.03 Pneumatic and Electric Controls*

1973 - Pnuematic compressor and controls for classrooms served by multizone unit. Electronic thermostats for spaces served by furnaces.

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

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

1990 - Andover BMCS.

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

Event: Upgrade BMCS.

Concern:

Current Andover system is obsolete, parts are difficult to find. Very small point capacity. Energy savings may be possible.

Recommendation:

Upgrade Andover front end with newer system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$16,200	Low

Updated: February 18 2005

S5 ELECTRICAL**D5010.01 Main Electrical Transformers***

1973 installed- Pad mounted Transformer located over 20 feet from the building at east side of building. Underground Electrical Service at 300 Amp, 120/208 Volt three phase four wire. Peak demand was during month of December 2004 at 38 kw = 110A Amps. Main Disconnect is Square D. Located inside the mechanical room on the main east corner.

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

D5010.03 Main Electrical Switchboards (Main Distribution)*

Original Square D Main Distribution Panel c/w 16 spaces. Four spares are available. 120/208 volt three phase. Parts are available.

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

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

Various makes of panel boards are located through the school. Panels are at 80% capacity. Spare spaces available.

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

D5010.07 Motor Control Centers (Motor Control)*

Individual Motor controls. Andover AC 256M Plus DDC Control System. Monitored by the Catholic School Board in Central Edmonton. System at capacity. No spare circuits available.

<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*

Individual motor starters manufactured by Square D and other models.

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

D5020.01 Electrical Branch Wiring*

Wiring is original, installed in conduit.

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

D5020.02 Interior Lighting

Wrap Around Surface and Recessed 2x4 fluorescent light fixtures c/w magnetic ballasts and T12 lamps. Acrylic lenses shield the lamps.

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

Event: **Classrooms and Hallways use fluorescent light fixtures c/w T12 lamps and Acrylic lenses and magnatic ballasts.**

Concern:

Existing light fixtures are at end of life. Acrylic lenses are yellowing in some areas. Existing light fixtures performance does not comply with IES recommendations for classrooms with VDT monitors. T12 technology c/w magnetic ballasts uses 75% more energy for a 2x4 light fixture c/w 4 lamps vs new 2x4 T5 light fixture c/w two lamps. Light levels in various areas are above new recommended light levels by IES for classroom environments.

Recommendation:

Upgrade lighting system in school with new light fixtures that utilize T5 lamps and electronic ballasts. Direct and indirect lighting should be utilized in classrooms with computers. Layout of the new lighting system shall be redesigned to comply with new layout of classrooms and computers. Payback will be within 5 year cycle.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$228,960	Low

Updated: February 18 2005

D5020.02.01 Lighting Accessories (Lighting Controls)*

Original line voltage switching used in classrooms. Keyed switches are used in hallways and bathrooms. Individual dimming controls used in stage lighting.

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

Event: **Line voltage toggle switches are used to turn lights off. Keyed switches are used in common areas.**

Concern:

Lights are left on with out occupants in the area. Electrical energy is wasted. No master sweep to turn lights on or off at end or start of working hours.

Recommendation:

Install new Low Voltage relay system c/w programmable time clock for the various areas of the school c/w motion sensors in classrooms and washrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2005	\$21,600	Low

Updated: February 18 2005

D5020.02.03 Emergency Lighting*

Wall mounted battery packs c/w remote heads located through the school. Exit signs, c/w LED lamps located at required exits.

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

D5020.03 Exterior Building Lighting

HID and Incandescent light fixtures located around the exterior of the school.

<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*

1992 installed- Simplex 4002 Fire Alarm Control Panel c/w 12 zones. Inspected on annual basis. Last inspection in August 2004. Strobes are installed in some areas of this building with the bells.

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

Event: 1992 installed- Fire Alarm Control panel Simplex 2001. Hard wired c/w 12 zones.

Concern:

Fire Alarm Control Panel has life span of 20 yeras. Approaching end of life cycle. Panel does not have capacity to handle new strobes.

Recommendation:

Replace control panel with new Fire alarm control panel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$21,600	Low

Updated: February 18 2005

Event: Current fire alarm Bells do not have Strobes for the visual annunciation of the fire alarm signal in all areas.

Concern:

Hearing impaired occupants may be exposed to risk by not having proper notification of presence of an fire alarm signal.

Recommendation:

Install new strobes with current location of all bells.

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

Updated: February 18 2005

D5030.02.02 Intrusion Detection*

Motion detectors are located in common areas and where windows are located. Monitored by Cathoic School board.

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

D5030.02.04 Video Surveillance*

2002 Installed -Ceiling mounted vidio cameras located inside the hallways and outside as well. Cameras use digital storage technology. Nameplate not available.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	25	DEC-04

D5030.03 Clock and Program Systems*

School has RED LED clocks through out the school as manufactured by the Catholic School board. Bells are on Edwards master clock system.

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

D5030.04.01 Telephone Systems*

Nitsuko telephone system c/w five outside lines and one fax line. Telephone c/w intercom feature.

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

D5030.04.02 Paging Systems*

Paging system and music system is original in working order. Manufactured by Bogen.

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

D5030.04.05 Local Area Network Systems*

1999 installed- Cat5 data cabling, wired free air is located through out the school. Drops are in surface mounted conduit. Supernet is installed in school.

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

D5030.05 Public Address and Music Systems*

Paging system and music system is original and in working order. Manufactured by Bogen.

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

D5030.06 Television Systems*

Cable TV is located in every classroom.

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

D5090.01 Uninterruptible Power Supply Systems*

Individual Stand alone UPS Backup APC 1000 installed in Server Room in Library. Emergency Battery Packs installed through the school for emergency lighting.

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.03 Theater and Stage Equipment***

1973 building stage area- curtains and lighting.

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

E1090.02.03 Bins

In front of 1937 building are the city recycle and waste management bins.

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

E1090.04.02 Residential Kitchen Equipment

1973 building- Staff kitchen has fridge, stove, 2 microwaves and dishwasher.

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

E1090.07.05 Gymnasium Equipment

1973 building- Pullout jungle gym, electronic basket ball net, hockey equip, balls, nets and mats.

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

E2010.02.05 Educational Facility Casework*

1973 and 1995 buildings- Wood painted

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

E2010.02.07 Kitchen Casework*

1973 building- Staff kitchen

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

E2010.02.09 Library Casework*

1973 building library- Everything is movable.

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

E2010.03.01 Blinds*

1973 and 1995 buildings- Venetian blinds. The window in classrooms 101, 102, 103 and 104 each have in-between-glass blinds that are inoperable.

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

E2020.03 Moveable Rugs and Mats

1973 building- Classroom reading area.

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

E2020.04.02 Portable Multiple Use Seating

1973 building- Audience seating under stage in gym.

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

E2020.05 Moveable Interior Landscaping

Library area has a pond/fountain/waterfall system.

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

F1010.02.04 Portable and Mobile Buildings 10

1958 construction, signage designates as portable 10.

Architectural: Wood frame construction on precast concrete pads. Envelope consists of painted wood siding and plywood panel base. Sloped sheet roofing, painted metal frames and wood emerg exit door, newer aluminum framed windows with wire mesh security grilles. Interior includes: VCT flooring, drop ceiling, painted demountable drywall, painted solid wood doors, painted shelving/ bookcases and whiteboards/ tackboards. Attached to building, barrier free access inside but no ramp from emerg exit door.

Mechanical: Heating and ventilation provided by a furnace in a sound proof enclosure. Palm Aire furnace with 21.0 kW output. Digital programable thermostat. Furnace supplies air through ductwork to grilles in millwork.

Electrical: Wrap around surface mounted 1x4 fluorescent light fixtures c/w T12 lamps and magnetic ballasts. Portables are networked using Cat5 cables to the server. Heat detectors are located inside the units next to the furnaces. Furnaces do not shut down with the fire alarm system. Power panels are located in each unit. Rating 4.

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

Event: Repaint exterior wood siding

Concern:

The exterior siding needs to be repainted due to peeling, chipping and major worn down areas of paint.

Recommendation:

Repaint exterior wood siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$5,400	Low

Updated: February 24 2005



Event: Repair portable.

Concern:

This portable was built in 1958 and has extensive repairs. Structurally this portable is sinking in the middle and pulling from additional portable pod.

Recommendation:

Remove and asses ground for sinking problems correct foundation problems.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$64,800	High

Updated: February 24 2005



Event: Repair roof.

Concern:

Sloped roof is shading roof areas from sun and creating ponding problems. Also roof on portable 10 requires re-roofing

Recommendation:

Install an internal roof drain, reslope and reroof both lower roof structure and portable 10 sloped roof.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$12,960	Low

Updated: February 24 2005



Event: Replace furnace and upgrade fresh air system.

Concern:

Furnaces are obsolete, showing signs of wear, and cannot provide sufficient fresh air for the classroom.

Recommendation:

Replace furnace and upgrade fresh air system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$8,640	Medium

Updated: February 24 2005

F1010.02.04 Portable and Mobile Buildings 136

1980 construction, signage designates as portable 136.

Architectural: Wood frame construction on precast concrete pads. Envelope consists of painted wood siding and plywood panel base. Sheet roofing, painted metal frames and wood emerg exit door, newer aluminum framed windows. Interior includes: VCT flooring, drop ceiling, painted demountable drywall, painted solid wood doors, painted shelving/ bookcases and whiteboards/ tackboards. Attached to building, barrier free access inside but no ramp from emerg exit door.

Mechanical: Heating and ventilation provided by a furnace in a sound proof enclosure. Palm Aire furnace with 21.0 kW output. Digital programable thermostat. Furnace supplies air through ductwork to grilles in millwork.

Electrical: Wrap around surface mounted 1x4 fluorescent light fixtures c/w T12 lamps and magnetic ballasts. Portables are networked using Cat5 cables to the server. Heat detectors are located inside the units next to the furnaces. Furnaces do not shut down with the fire alarm system. Power panels are located in each unit. Rating 4.

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

Event: Install window security grille.

Concern:

Window is missing security grille and could be a target for breakins.

Recommendation:

Install window security grille.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$540	High

Updated: February 24 2005

Event: Repaint exterior wood siding, door and stairs.

Concern:

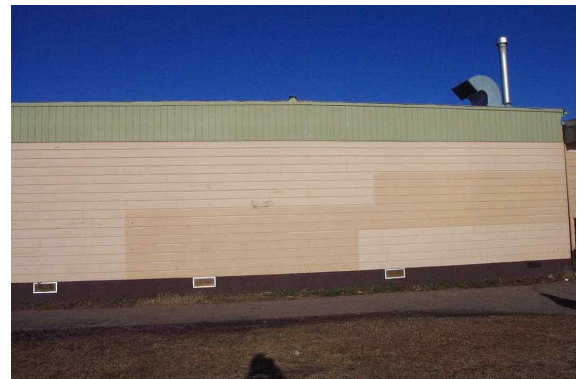
Exterior paint is chipped and mismatched from existing maintenace repair.

Recommendation:

Repaint exterior wood siding, door and stairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$2,700	Low

Updated: February 24 2005



Event: Replace furnace and upgrade fresh air system.

Concern:

Furnaces are obsolete, showing signs of wear, and cannot provide sufficient fresh air for the classroom.

Recommendation:

Replace furnace and upgrade fresh air system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$8,640	Medium

Updated: February 24 2005

F1010.02.04 Portable and Mobile Buildings 137

1980 construction, signage designates as portable 137.

Architectural: Wood frame construction on precast concrete pads. Envelope consists of painted wood siding and plywood panel base. Sheet roofing, painted metal frames and emerg exit door, newer aluminum framed windows with wire mesh security grilles. Interior includes: VCT flooring, drop ceiling, painted demountable drywall, painted solid wood doors, painted shelving/ bookcases and whiteboards/ tackboards. Attached to building, barrier free access inside but no ramp from emerg exit door.

Mechanical: Heating and ventilation provided by a furnace in a sound proof enclosure. Flamemaster furnace with 28.5 kW output. Digital programable thermostat. Furnace supplies air through ductwork to grilles in millwork.

Electrical: Wrap around surface mounted 1x4 fluorescent light fixtures c/w T12 lamps and magnetic ballasts. Portables are networked using Cat5 cables to the server. Heat detectors are located inside the units next to the furnaces. Furnaces do not shut down with the fire alarm system. Power panels are located in each unit. Rating 4.

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

Event: Repaint exterior wood siding, door and stairs.

Concern:

Exterior paint is chipped and mismatched from existing maintenace repair.

Recommendation:

Repaint existing wood siding, door and stairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$2,700	Low

Updated: February 24 2005



Event: Replace furnace and upgrade fresh air system.

Concern:

Furnaces are obsolete, showing signs of wear, and cannot provide sufficient fresh air for the classroom.

Recommendation:

Replace furnace and upgrade fresh air system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$8,640	Medium

Updated: February 24 2005

F1010.02.04 Portable and Mobile Buildings 19

1962 construction, signage designates as portable 19.

Architectural: Wood frame construction on precast concrete pads. Envelope consists of painted wood siding and plywood panel base. Sheet roofing, painted metal frames and emerg exit door, newer aluminum framed windows with wire mesh security grilles. Interior includes: VCT flooring, drop ceiling, painted demountable drywall, painted solid wood doors, painted shelving/ bookcases and whiteboards/ tackboards. Attached to building, barrier free access inside but no ramp from emerg exit door.

Mechanical: Heating and ventilation provided by a furnace in a sound proof enclosure. Palm Aire furnace with 22.2 kW output. Digital programable thermostat. Furnace supplies air through ductwork to grilles in millwork.

Electrical: Wrap around surface mounted 1x4 fluorescent light fixtures c/w T12 lamps and magnetic ballasts. Portables are networked using Cat5 cables to the server. Heat detectors are located inside the units next to the furnaces. Furnaces do not shut down with the fire alarm system. Power panels are located in each unit. Rating 4.

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

Event: **Repaint exterior wood siding, plywood base, door and stairs.**

Concern:

Exterior paint is chipped, worn and mismatched from existing maintenace repair.

Recommendation:

Repaint exterior wood siding, plywood base, door and stairs.

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

Updated: February 24 2005



Event: **Replace furnace and upgrade fresh air system.**

Concern:

Furnaces are obsolete, showing signs of wear, and cannot provide sufficient fresh air for the classroom.

Recommendation:

Replace furnace and upgrade fresh air system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$8,640	Medium

Updated: February 24 2005

F1010.02.04 Portable and Mobile Buildings 20

1962 construction, signage designates as portable 20. Leased out as Day Care facilities.

Architectural: Wood frame construction on precast concrete pads. Envelope consists of painted wood siding and plywood panel base. Sheet roofing, painted metal frames and emerg exit door, newer aluminum framed windows. Interior includes: VCT flooring, drop ceiling, painted demountable drywall, painted solid wood doors, painted shelving/ bookcases and whiteboards/ tackboards. Freestanding portable, not barrier free.

Mechanical: Heating and ventilation provided by a furnace. Palm Aire furnace with 21.0 kW output. Furnace supplies air through ductwork to grilles.

Electrical: Wrap around surface mounted 1x4 fluorescent light fixtures c/w T12 lamps and magnetic ballasts. Portables are networked using Cat5 cables to the server. Heat detectors are located inside the units next to the furnaces. Furnaces do not shut down with the fire alarm system. Power panels are located in each unit. Rating 4.

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

Event: Install security grilles to windows.

Concern:

Breakins and vandalism have occurred due to lack of security on portable.

Recommendation:

Install security grilles to windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$1,080	High

Updated: February 24 2005

Event: Repaint exterior wood siding, door and stairs.

Concern:

Exterior paint is chipped and worn down.

Recommendation:

Repaint existing wood siding, door and stairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$4,320	Low

Updated: February 24 2005



Event: Replace carpet.

Concern:

Carpet is old, worn down and stained.

Recommendation:

Replace carpet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$5,400	Low

Updated: February 24 2005



Event: Replace furnace and upgrade fresh air system.

Concern:

Furnaces are obsolete, showing signs of wear, and cannot provide sufficient fresh air for the classroom.

Recommendation:

Replace furnace and upgrade fresh air system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$8,640	Medium

Updated: February 24 2005

F1010.02.04 Portable and Mobile Buildings 251

1991 construction, signage designates as portable 251.

Architectural: Wood frame construction on precast concrete pads. Envelope consists of painted wood siding and plywood panel base. Sheet roofing, painted metal frames and emerg exit door, newer aluminum framed windows with wire mesh security grilles. Interior includes: VCT flooring, drop ceiling, painted demountable drywall, painted solid wood doors, painted shelving/ bookcases and whiteboards/ tackboards. Attached to building, barrier free access inside but no ramp from emerg exit door.

Mechanical: Heating and ventilation provided by a furnace in a sound proof enclosure. Palm Aire furnace with 25.5 kW output. Digital programable thermostat. Furnace supplies air through ductwork to grilles in millwork.

Electrical: Wrap around surface mounted 1x4 fluorescent light fixtures c/w T12 lamps and magnetic ballasts. Portables are networked using Cat5 cables to the server. Heat detectors are located inside the units next to the furnaces. Furnaces do not shut down with the fire alarm system. Power panels are located in each unit. Rating 4.

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

Event: Repaint wood siding, exterior door and plywood base.

Concern:

Exterior paint is chipped and worn down.

Recommendation:

Repaint wood siding, exterior doors and stairs.

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

Updated: February 24 2005

Event: Replace furnace and upgrade fresh air system.

Concern:

Furnaces are obsolete, showing signs of wear, and cannot provide sufficient fresh air for the classroom.

Recommendation:

Replace furnace and upgrade fresh air system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$8,640	Medium

Updated: February 24 2005

F1010.02.04 Portable and Mobile Buildings 26

1962 construction, signage designates as portable 26.

Architectural: Wood frame construction on precast concrete pads. Envelope consists of painted wood siding and plywood panel base. Sheet roofing, painted metal frames and emerg exit door, newer aluminum framed windows with wire mesh security grilles. Interior includes: VCT flooring, drop ceiling, painted demountable drywall, painted solid wood doors, painted shelving/ bookcases and whiteboards/ tackboards. Attached to building, barrier free access inside but no ramp from emerg exit door.

Mechanical: Heating and ventilation provided by a furnace in a sound proof enclosure. Palm Aire furnace with 21.0 kW output. Digital programable thermostat. Furnace supplies air through ductwork to grilles in millwork.

Electrical: Wrap around surface mounted 1x4 fluorescent light fixtures c/w T12 lamps and magnetic ballasts. Portables are networked using Cat5 cables to the server. Heat detectors are located inside the units next to the furnaces. Furnaces do not shut down with the fire alarm system. Power panels are located in each unit. Rating 4.

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

Event: Install security window grille.

Concern:

Window is missing security grille and could be a target for breakins.

Recommendation:

Install security window grille.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$540	High

Updated: February 24 2005



Event: Repaint exterior wood siding.

Concern:

Exterior paint is chipped, worn and mismatched from existing maintenace repair.

Recommendation:

Repaint exterior wood siding.

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

Updated: February 24 2005



Event: Replace furnace and upgrade fresh air system.

Concern:

Furnaces are obsolete, showing signs of wear, and cannot provide sufficient fresh air for the classroom.

Recommendation:

Replace furnace and upgrade fresh air system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$8,640	Medium

Updated: February 24 2005

Event: Replace roof.

Concern:

Roof has been patched and some leaks are starting to happen occur again.

Recommendation:

Replace roof with 2 ply SBS system. Include corridor pod link (attached to southside) (approx 106m² in total) Coordinate with replacement of portable #10.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$8,100	Medium

Updated: February 24 2005

F1010.02.04 Portable and Mobile Buildings C1

1958 construction, signage designates as portable C1 (wet portable). Leased out as Day Care facilities.

Architectural: Wood frame construction on precast concrete pads. Envelope consists of painted wood siding and plywood panel base. Sheet roofing, painted metal frames and emerg exit door, newer aluminum framed windows. Interior includes: VCT flooring, carpeted areas, drop ceiling, painted demountable drywall, painted solid wood doors, painted shelving/bookcases and whiteboards/ tackboards. Freestanding portables, not barrier free.

Mechanical: Heating and ventilation provided by a furnace. Airco furnace with 18.9 kW output. Furnace supplies air through ductwork to grilles. Portable has stainless steel sinks, flush valve urinals, and flush tank water closets, as well as a vitreous china water fountain.

Electrical: Wrap around surface mounted 1x4 fluorescent light fixtures c/w T12 lamps and magnetic ballasts. Portables are networked using Cat5 cables to the server. Heat detectors are located inside the units next to the furnaces. Furnaces do not shut down with the fire alarm system. Power panels are located in each unit. Rating 4.

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

Event: Install grilles over windows.

Concern:

Break ins and vandalism have occurred and now one of the windows have been boarded up with plywood.

Recommendation:

Install window security grilles over 3 windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$1,080	High

Updated: February 24 2005



Event: Repaint exterior wood siding, door and stairs.

Concern:

Exterior paint is chipped, worn and mismatched from existing maintenace repair.

Recommendation:

Repaint exterior wood siding, door and stairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$4,320	Low

Updated: February 24 2005



Event: Replace furnace and upgrade fresh air system.

Concern:

Furnaces are obsolete, showing signs of wear, and cannot provide sufficient fresh air for the classroom.

Recommendation:

Replace furnace and upgrade fresh air system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$8,640	Medium

Updated: February 24 2005

F1010.02.04 Portable and Mobile Buildings C9

1962 construction, signage designates as portable C9.

Architectural: Wood frame construction on precast concrete pads. Envelope consists of painted wood siding and plywood panel base. Sheet roofing, painted metal frames and emerg exit door, newer aluminum framed windows. Interior includes VCT flooring, drop ceiling, painted demountable drywall, painted solid wood doors, painted shelving/ bookcases and whiteboards/ tackboards. Attached to building, barrier free access inside but no ramp from emerg exit door.

Mechanical: Heating and ventilation provided by a furnace. Airco furnace with 39.8 kW input. Digital programable thermostat. Furnace supplies air through ductwork to grilles in walls. Kiln with exhaust hood and combustion air in same room as furnace.

Electrical: Wrap around surface mounted 1x4 fluorescent light fixtures c/w T12 lamps and magnetic ballasts. Portables are networked using Cat5 cables to the server. Heat detectors are located inside the units next to the furnaces. Furnaces do not shut down with the fire alarm system. Power panels are located in each unit. Rating 4.

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

Event: Install security window and door grilles

Concern:

Windows and door windows are missing security grilles and could be a target for breakins.

Recommendation:

Install security window grilles (4 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$1,080	High

Updated: February 24 2005



Event: Repaint exterior wood siding, doors and stairs. Repair water damaged wood and replace wood corner guard.

Concern:

Repaint exterior wood siding, doors and stairs.

Recommendation:

Repaint exterior wood siding, doors and stairs. Repair water damaged wood and wood corner. Install concrete splash pad.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$4,320	Low

Updated: February 24 2005



Event: Replace furnace and upgrade fresh air system.

Concern:

Furnaces are obsolete, showing signs of wear, and cannot provide sufficient fresh air for the classroom.

Recommendation:

Replace furnace and upgrade fresh air system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$8,640	Medium

Updated: February 24 2005

Event: Structural site study

Concern:

Portable is sinking on the eastside and starting to move from the portable pod connection.

Recommendation:

Study included in Structural section 1030.02 will include the price for this study due to the fact this problem is linked to the same problems inside the main building.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$1,080	High

Updated: February 24 2005

F2020.01 Asbestos*

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

F2020.09 Other Hazardous Materials*

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

RECAPP Facility Evaluation Report



St. Justin Catholic Elementary School

S3308
Edmonton

Facility Details	
Building Name:	St. Justin Catholic Elementa
Address:	
Location:	Edmonton
Building Id:	S3308
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:	\$29,160
5 year Facility Condition Index (FCI):	0%

General Summary:

Architectural: St. Justin's site is 2.33 ha, included in the site is another 1.32 ha which carries an underground city reservoir. During the summer of 2004 the city was digging up parts of the field to stabilize the ground around the reservoir. Due to the wet summer and early winter, resodding has been delayed and the area has been fenced off due to the muddy conditions. Resodding of construction area is scheduled for spring 2005.

The other parts of the field have large ruts and uneven terrain. The worst areas appear to be on the south and west side of school. Releveling and resodding will prevent sink holes and ensure a safe playing area. Sidewalks access to all entrances of school.

Staff parking is located on the front of the school on the westside and only has one entrance. Presently all city bus, school bus and passenger vehicle drop-off is in front of school along 175 street. At peak times, street becomes very busy. Site is in fair condition.

Mechanical: Water from roof drains flows to grade around building. Catchbasin on site collects storm water and drains to municipal system. Two natural gas services feed building, since one was added for the addition.

Electrical: Car receptacles are in good working order. Pad mounted transformer is in good condition. Exterior area lighting is covered adequately.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

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

S7 SITE**G2010.02.02 Flexible Pavement Roadway (Asphalt)***

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

G2010.05 Roadway Curbs and Gutters*

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

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

Staff parking in front of school.

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

G2020.05 Parking Lot Curbs and Gutters*

Staff parking area

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

G2020.06.01 Traffic Barriers*

Separation between staff parking and roadway

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

G2020.06.02 Parking Bumpers*

Staff parking- Wood barriers

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

G2020.06.03 Parking Lot Signs*

Signs on street indicating staff parking area.

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

G2030.02.02 Asphalt Pedestrian Pavement*

Southside of school.

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

G2030.03 Pedestrian Unit Pavers*

Sidewalks leading to secondary south entrance of gymnasium and to the primary entrance at northwest of the building.

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

G2030.06.01 Cast-in-place Concrete Steps

Sidewalk leading to secondary south entrance of gymnasium.

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

G2030.06.05 Metal Handrails and Railings

Secondary south entrance of gymnasium has railings around sunken area and stairs.

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

G2040.02.04 Wire Fences and Gates

Around perimeter of schools field.

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

G2040.02.05 Wood Fences and Gates

Front of school by main entrance is an inclosed fenced area where the barbage & recycle bins are hidden

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

G2040.03.04 Aggregate Surfacing

Athletic and recreational surface on the east side of school

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

G2040.04.01.04 Sports Goals and Equipment*

Basketball nets and soccer posts are located on the east side of building.

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

G2040.04.01.06 Baseball Diamond

East side of school field. At the moment has been fenced off due to delay on resodding area from the city digging up and trying to settle site.

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

G2040.05.03 Trash and Litter Receptacles

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

G2040.05.04 Bicycle Racks

Located on south west side of school, in clear view of 175 street.

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

G2040.06 Exterior Signs*

A school sign in front of school describing school as well as one on building face. Another larger sign has been placed on the northwest side of building showing entrance to main office.

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

G2040.08 Flagpoles*

Located in the front of the school.

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

G2040.11 Retaining Walls*

Retaining walls around sunken area leading to secondary south entrance of gymnasium.

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

Event: Replace concrete retaining wall.

Concern:

Retaining wall is cracked in many areas and concrete is deteriorating.

Recommendation:

Replace wall on southside of gym, repairs have been made before and the cracking is still happening. Replace concrete wall but reuse existing rebar. (approx. 20m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$21,600	Medium

Updated: February 18 2005



G2050.04 Lawns and Grasses*

Field area and front lawn

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

Event: Level out uneven front lawn.

Concern:

Ground is uneven and has ruts that are not easily seen.

Recommendation:

Remove grass and level out ground. (approx.1100m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$7,560	High

Updated: February 18 2005



G2050.05 Trees, Plants and Ground Covers*

Shrubs and large trees in front and around school field.

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

G3010.02 Site Domestic Water Distribution*

1973 - Municipal water supply from street.

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

G3020.01 Sanitary Sewage Collection*

1973 - Municipal sewage system.

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

G3030.01 Storm Water Collection*

1973 - Catchbasin on site drains to municipal storm system. Roof drains flow to grade.

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

G3060.01 Gas Distribution*

1973 - Existing gas utility service and one service added for north east portables.

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

G4010.02 Electrical Power Distribution Lines*

Pad mounted transformer. Power lines main and secondary are buried underground. Not accessible.

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

G4010.04 Car Plugs-ins*

Weatherproof, rail mounted duplex receptacles are allocated as one duplex receptacle per each two stalls.

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

G4020.01 Area Lighting*

Parameter lighting is mounted to the side of the building.

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

S8 FUNCTIONAL ASSESSMENT**K1010 Site Location & Access**

Central location with easy access to school.

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

K2010.01 Building Entrance/ Reception (location)

North west side of building that is hidden from main road. Large sign identifies location of main entrance.

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

K2010.02 Major Corridors (Layout, Orientation)

School's shaped somewhat like an "L".

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

K3020 Indoor Environment

1973 and 1995 buildings

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

K4010.01 Barrier Free Route: Parking to Entrance

Staff parking area has one barrier free stall near primary entrance.

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

K4010.02 Barrier Free Entrances

All the entrances into the main building are barrier free except for the gym entrance. The primary main entrance requires power assist doors.

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

Event: Install a power assist door to main entrance.**Concern:**

School has a grade level entrance to main office doors but no power assist to main doors.

Recommendation:

Install power assist hardware to one of the main entrance doors.

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

Updated: February 24 2005

K4010.03 Barrier Free Interior Circulation

Main building has large hallways and accessibility into portables from interior. However there is no access to gymnasium.

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

Event: **Install Wheelchair stair lift.**

Concern:

There is no access to gym from either entrance.

Recommendation:

Install a wheelchair stair lift

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$10,800	Medium

Updated: February 24 2005

K4010.04 Barrier Free Washrooms

1973 building -Staff female and male

1995 building -Girls and Boys

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