

# RECAPP Facility Evaluation Report

Living Waters Cath Reg Div #42



**St. Mary Of The Lake School**

B4040A  
Slave Lake

**Facility Details**

**Building Name:** St. Mary Of The Lake School  
**Address:** 409 - 6 Avenue S. W.  
**Location:** Slave Lake  
  
**Building Id:** B4040A  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$8,221,942  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Burgess Bredo Architect  
**Evaluation Date:** June 2 2005  
**Evaluator Name:** Mr. Burgess Bredo

**Total Maintenance Events Next 5 years:** **\$452,075**  
**5 year Facility Condition Index (FCI):** **5.50%**

**General Summary:**

Original 3,000.0 sq m single story school with mechanical mezzanine constructed in 1991. Wood framed construction with stucco and brick finishes; shingles, SBS and BUR roofing systems. a number of minor upgrading projects have taken place.

Three portable pods of 4 classrooms each were added in 1992 (400.0 sq m), 1993 (400.0 sq m), and 1994 (400.0 sq m). The two pods on the east side of the school are being demolished to be replaced with 8 new portables during summer 2005. The remaining west portables are in good condition.

Vandalism is a very significant problem with this school.

Current gross area of the school is 4,200.0 sq m. and student capacity is 600.

The building is in fair to good condition.

**Structural Summary:**

Foundation system on concrete grade beams and driven timber piles. Roof and suspended floor assemblies are wood framed and bear on glu-lam beams and concrete pilecaps.

**Envelope Summary:**

Exterior walls are clad with brick and stucco.  
 Windows are double glazed aluminum, doors are hollow metal.  
 Roof has shingles, SBS, and BUR; all in poor condition.  
 Remaining four portable roofs require failure replacement.  
 Building envelope is in fair condition.

**Interior Summary:**

Partitions are predominantly wood and metal studs with gypsum board finishes which are easily subjected to damage by vandals.  
 Ceiling finishes include gypsum board and acoustic tile in T-bar.  
 Floor finishes include sheet vinyl, ceramic tile, carpet and hardwood. Carpeted classrooms require replacement.  
 Solid core wood doors and hollow metal doors set in pressed steel frames.  
 Code issues include barrier free acces and non-rated classroom /storage room doors.  
 Interior systems are in fair to good condition.

**Mechanical Summary:**

School was built in 1991. Heating system consists of two (2) natural draft steel tube boilers, two inline circulation pumps, distribution piping. Ventilation provided via three packaged indoor air systems of similar configuration with low velocity ductwork distribution. Evaporative humidifiers provided humidification. Exhaust fans expel foul odors. Plumbing fixtures and brass are commercial quality. Fire protection consists of fire extinguishers.

Items found during review which should be addressed are:

- Replace time delay faucets on lavatories.
- Video underground sewer lines.
- Install computer room air conditioning.

- Install gas humidifiers.

Mechanical systems and components are in fair to good condition.

**Electrical Summary:**

1200 ampere, 120/208V/3PH power service to school. Fluorescent lighting in school upgraded to T8 lamps with electronic ballasts. Simplex fire alarm alarm system. DC battery pack emergency lighting system. School call system requires upgrading to provide integrated telephone service to each classroom. Additional receptacle outlets required in each classroom. Electrical installation generally appears in good condition.

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

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

Concrete grade beams bearing on driven timber piles and concrete pile caps.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	100	JUN-05

**A2020 Basement Walls (& Crawl Space)\***

Concrete grade beams around perimeter. Rigid insulation added to outside face. Soil settlement is exposing rigid insulation to direct sunlight in areas.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	JUN-05

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

Suspended floor over crawl space is wood framing bearing on glu-lam beams.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	100	JUN-05

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

Wood framed walls support suspended mezzanine floor assemblies. Concrete walls supporting gym stage floor slab.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	100	JUN-05

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

Suspended floor assemblies have plywood decking with concrete topping.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	100	JUN-05

**B1010.05 Mezzanine Construction\***

Mechanical mezzanine floor assemblies are manufactured wood trusses.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	100	JUN-05

**B1010.11 Other Floor Construction\***

Suspended concrete slab bearing on concrete walls and driven timber piles at gym stage.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	50	JUN-05

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

Pitched wood frame trusses bearing on wood framed walls. Parallel chord manufactured wood trusses bearing on wood bearing walls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	100	JUN-05

## S2 ENVELOPE

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

Face brick as outer wythe of cavity walls at lower portions of walls throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JUN-05

### B2010.01.08 Cement Plaster (Stucco): Ext. Wall\*

Stucco wall finish at roof overhangs, selected fin walls and walls above adjacent roof areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	JUN-05

**Event:** Clean stucco.

**Concern:**

Stucco badly stained with what appears to be mould or dirt in areas. Water, ice and snow seem to be overflowing eavestroughs and parapets.

**Recommendation:**

Remedy cause of stain prior to cleaning stucco,

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$10,700	Low

*Updated: November 9 2005*



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

Periodic control joints in face brick and stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JUN-05

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

Contral joints and transitions between dissimilar materials are caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	JUN-05

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

Masonry used as a structural backup in high exterior cavity walls and at round classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JUN-05

### B2010.02.05 Wood Framing\*: Ext. Wall Const.

Wood framed stud walls as inner wythe of exterior cavity walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

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

Drawings indicate batt insulation and poly vapour barrier in frame portion of exterior walls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	20	JUN-05

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

Prefinished metal louvres throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	20	JUN-05

**B2010.09 Exterior Soffits\***

Prefinished aluminum vented soffit panels.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	20	JUN-05

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

Aluminum framed windows with double glazed sealed units. Casement vents and hopper vents throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	35	JUN-05

**B2030.01 Exterior Entrance Doors**

Insulated hollow metal doors with and without glazing set in pressed steel frames

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	30	JUN-05

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

Hollow metal framed storefronts complete with tempered glass sidelights at selected entrances.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	15	JUN-05

**B3010.02.01.01 Asphalt Shingles\*\***

Asphalt shingles on pitched roof areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

**Event:** Replace asphalt shingles.

**Concern:**

Shingles have been problematic. A number of repairs required due to vandalism.

**Recommendation:**

Replace asphalt shingles with roofing materials less prone to vandalism such as SBS roofing or standing seam metal (2,260.0 sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$96,300	Medium

*Updated: November 9 2005*



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

Built up roof on flat portions of roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

**Event:** Replace BUR membrane

**Concern:**

Roof leaks have been a chronic problem. Roof is currently leaking.

**Recommendation:**

Replace BUR membrane with 2 ply SBS and introduce additional insulation to slope to drain (810.0 sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$64,200	High

*Updated: November 9 2005*



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

SBS membrane at base of pitched roof areas framing gutters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

**Event:** Replace SBS membrane.

**Concern:**

2003 roofing report by Wade Engineering lists costly defects and recommends replacement. Roof leaks have been a chronic problem; noticable ponding. Roof currently leaks.

**Recommendation:**

Replace EPDM membrane with SBS membrane and add sloped insulation for improved drainage (1,080 sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$85,600	High

*Updated: November 9 2005*



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

Prefinished metal eavestrough and downspouts at pitched roof areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

**Event:** Replace eavestroughs and downspouts.

**Concern:**

Eavestroughs are leaking and damaging finishes; downspouts are missing or damaged.

**Recommendation:**

Replace eavestroughs, downspouts and concrete splashpads. consider introducing interior drains.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$26,750	High

*Updated: November 9 2005*



**B3010.09 Roof Specialties and Accessories**

Metal ship's ladder from mechanical mezzanine to roof. Metal lader from lower roof to gym roof

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

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

Roof areas accessed by steel stair up to mechanical mezzanine. Steel ladders provided between roof areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

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

Metal stud partitions throughout. Gypsum board is a significant concern relative to vandalism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

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

Folding panel partions at gym stage opening onto gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

**C1010.05 Interior Windows\***

Hollow metal frames glazed with tempered glass at various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

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

Hollow metal storefronts glazed with tempered glass at library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

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

Hollow metal and wood doors set in pressed steel frames. Hollow core wood door added in staff lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

**Event: Replace door hardware with lever design.****Concern:**

Hardware is a variety of makes and styles; many have round knobs where lever design required for Barrier Free Access.

**Recommendation:**

Replace door locksets with lever design (56 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$17,976	Low

*Updated: November 9 2005*

**C1020.02 Interior Entrance Doors**

Glazed hollow metal doors set in pressed steel frames at vestibules throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

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

Rated hollow metal doors set in rated pressed steel frames.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	50	JUN-05

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

Aluminum framed, fully glazed sliding doors at amphitheatre to gym stage.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	40	JUN-05

**C1020.05 Interior Large Doors\***

Coiling overhead door at opening between gym stage and amphitheatre; fire rated.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	40	JUN-05

**C1020.05.01 Coiling Doors and Grilles**

Two coiling metal overhead doors at counter pass-throughs from kitchen.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	0	JUN-05

**C1020.07 Other Interior Doors\***

Sliding aluminum security grilles located towards each end of main corridor to restrict access to portions of the school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	0	JUN-05

**C1020.07 Other Interior Doors\***

Fire rated fire shutters located at two ramps down to gym at gym stage amphitheatre and towards each end of main corridor to separate school into fire compartments.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	0	JUN-05

**C1020.07 Other Interior Doors\* Gym stage**

Gym stage solid core wood doors located at storage below gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

**Event:** Repair doors to storage under stage.

**Concern:**

Doors are in poor repair; hanging off hinges.

**Recommendation:**

Repair doors to understage storage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$1,070	Low

Updated: November 9 2005



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

Whiteboards and tackboards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	JUN-05

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

Floor supported metal toilet partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	JUN-05

**C1030.06.03 Wood Handrails**

Wood handrails at two ramps from corridor down to gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

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

Plastic lamicaid signage throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	JUN-05

**C1030.10 Lockers\*\***

Metal lockers in gym change rooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

**C1030.12 Storage Shelving\***

Painted plywood storage shelving throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

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

Commercial grade mirrors, soap dispensers, toilet tissue dispensers and paper towel receptacles throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	20	JUN-05

**C2010 Stair Construction\***

Wood framed steps and riser seating at amphitheatre. Steel framed stair up to mechanical mezzanine.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	100	JUN-05

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

Sheet vinyl on risers used for seating at amphitheatre

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	20	JUN-05

**C2020.06 Carpet Stair Finishes\*\***

Carpet finishes on steps at amphitheatre.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	10	JUN-05

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

Metal railings on stair to mechanical mezzanine.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	50	JUN-05

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

Gypsum board at metal stud framed partitions throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	40	JUN-05

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

Ceramic tile in washrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	50	JUN-05

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

Gypsum board wall surfaces painted throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	5	JUN-05

**C3010.14 Other Wall Finishes\*\***

concrete block added as an interior finish along lower portion of gym walls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	0	JUN-05

**C3010.14 Other Wall Finishes\*\***

Epoxy spray type finish on corridor walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

**C3020.01 Concrete Floor Finishes (Paint)\***

Painted concrete floor finishes in mechanical mezzanines and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	JUN-05

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

Hardwood flooring in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

**C3020.07 Resilient Flooring\*\***

Sheet vinyl flooring in corridors, washrooms, and most classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	JUN-05

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

Carpet in office areas, gym stage, library, staff lounge, and some classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	JUN-05

**Event: Replace carpet**

**Concern:**

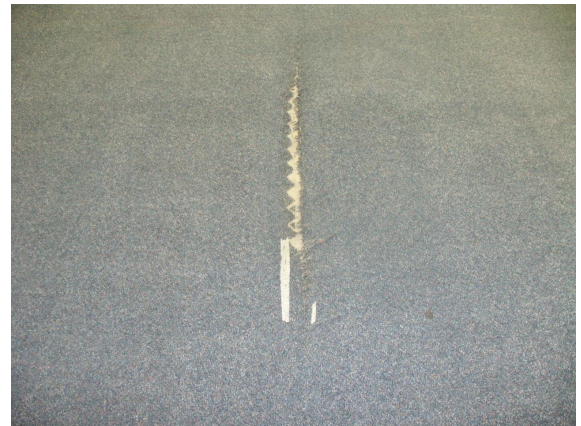
Carpet is worn and stained in a number of areas

**Recommendation:**

Replace carpet in selected areas with caropet or sheet vinyl (1,350.0 sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$96,300	Low

Updated: November 9 2005



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

Gypsum board ceilings in virtually all areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

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

Suspended T-bar grid system with acoustic tiles at gym stage and kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

**C3030.06 Acoustic Ceiling Treatment \*\***

Fabric wrapped acoustic panels mounted to ceiling of gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	JUN-05

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

Painted gypsum board ceilings in corridors, washrooms, and shower rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	JUN-05

**C3030.09 Other Ceiling Finishes\***

Exposed painted metal deck in gym

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	JUN-05

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

Floor mounted, flush valve and flush tank, majority with open front seats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

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

Wall hung urinals, flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

**D2010.03 Lavatories\*\***

Stainless steel bowls. Time delay faucets. lever faucet on/off brass in staff washroom. Porcelain on steel bows with on/off brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

**Event: Replace time delay faucets.****Concern:**

Time delay faucet cartridges expensive to replace difficult to purchase. Cross flow of hot and cold water has occurred.

**Recommendation:**

Remove time delay faucet and install on/off brass. new sinks required for three hole centre set. Total of eighteen (18).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$16,050	Medium

*Updated: November 9 2005*

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

Stainless steel sinks. Swing spout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

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

Individual pressure balance valves with new institutional head installed in boys, girls, instructors shower rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

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

Wall mounted porcelain non refrigerated. Bubblers at sinks in pod washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

**D2010.09 Other Plumbing Fixtures\*\***

Floor janitor sinks complete with vacuum breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

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

Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

**D2020.01.03 Piping Specialties (Backflow Preventors)\*\***

Installed on building water supply, heating system make up line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

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

Inline domestic hot water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	JUN-05

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

Two (2) State water heaters, natural draft, 350,000 BTU/hr each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

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

Domestic hot, cold, recirculation piping insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

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

Underground sewer piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	JUN-05

**Event: Video underground sewer lines.**

**Concern:**

Blockage of sewer line occurs two to three times a year.

**Recommendation:**

Video underground sewer lines to determine reasons for blockages.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$3,210	High

*Updated: November 9 2005*

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

Cast iron, copper.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	50	JUN-05

**D2030.02 Waste Piping Specialties\***

Bottle traps installed on Science room sinks.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	50	JUN-05

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

Rain water leaders discharge to grade.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	50	JUN-05

**D2040.02.04 Roof Drains\*\***

Cast iron dome, full flow.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	40	JUN-05

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

Gas distribution piping to heating boilers, domestic hot water heaters.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	50	JUN-05

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

Two Superhot natural draft steel tube boilers, 1,824,000 BTU/hr input complete with low water cut off, flow switch, relief valve, standing pilot.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	30	JUN-05

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

Class B chimney. Combustion air insulated.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	30	JUN-05

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

Side stream filter and chemical pot feeder.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	30	JUN-05

**D3020.05 Auxiliary Equipment: Heat Generation\***

Air cushion horizontal expansion tank.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	0	JUN-05

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

Three packaged indoor air systems of similar configuration. Units complete with supply fan, return fan, motorized fresh, return, exhaust dampers, evaporative humidifiers, filter bank, heating coil with three way valve and pumped. Each unit 6635 l/s supply air, 5690 l/s return air. Gym unit complete with two speed motors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

**D3040.01.03 Air Cleaning Devices:Air Distribution\***

Air systems complete with 50 mm throw away filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

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

Low velocity ductwork to air outlets installed in ceiling and crawl spaces. Balancing dampers provided in branch line ducts. Fire dampers installed at duct/rated wall penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

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

Air outlets vary as to type. Linear floor grilles, square diffusers, adjustable side wall, egg crate transfer and return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

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

Black iron piping to radiation, fan coil units, unit heaters, two inline circulation pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

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

Roof exhaust fans dome type. Residential ceiling exhaust fans and range hoods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

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

Low velocity exhaust air ductwork connected to exhaust air outlets and fans. Balancing dampers provided in branch line ducts. Fire dampers installed at duct/rated wall penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

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

Egg crate exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

**D3050.01.01 Computer Room Air Conditioning Units\*\***

Computer room temperature has been as high as 38 degrees celsius.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

**Event:** Install ductless air conditioning unit with remote condenser.

**Concern:**

Computer room temperatures have been as high as 38 degrees celsius.

**Recommendation:**

Install ductless wall mounted evaporative fan coil unit with remote roof mounted condensing unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$37,450	High

*Updated: November 9 2005*

**D3050.03 Humidifiers\*\***

Evaporative pad humidifiers installed in each air system. Shut down due to high maintenance costs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

**Event:** Install gas fired humidifiers.

**Concern:**

Evaporative pad humidifier maintenance high. Alberta Infrastructure Standards and Guidelines for school facilities recommends humidification.

**Recommendation:**

Install indoor gas fired humidity generators, steam dispersion tubes, water softener. Remove evaporative pad humidifiers. Three required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$117,700	Low

*Updated: November 9 2005*

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

Ceiling hot water fan coil units installed in main and secondary entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

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

Wall fin and some free standing wall fin installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

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

Horizontal unit heater in boiler room to temper combustion air. Unit heaters in air system fan rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

**D3050.05.08 Radiant Heating (Ceiling & Floor)\*\***

Ceiling radiant panel installed in pod washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

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

Electric thermostat cycles entrance fan coil units to maintain set point.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

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

Duplex air compressor, refrigerated air dryer. Pneumatic room thermostats, control valves, damper motors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

**D3060.02.03 Pneumatic and Electric Controls**

Transducers to enegrate pneumatic control components with BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

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

Enegrated Systems BMCS, system controls equipment activation and assists in maintaining building environment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

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

ABC fire extinguishers installed in cabinets and on wall hangers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	JUN-05

**D4090 Other Fire Protection Systems\***

Flammable and corrosive storage cabinets installed in Science Prep room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

**S5 ELECTRICAL****D5010.03 Main Electrical Switchboards (Main Distribution)\*\***

120/208V/3PH main power distribution switchboard with 1200 amp main circuit breaker, manufactured by Federal Pioneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	JUN-05

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

Federal Pioneer branch circuit panelboards located throughout school. Panel have spare spaces to accommodate future loads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

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

Combination and manual motor starters as manufactured by Klockner-Moeller, for service to motor loads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

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

Ivory devices with stainless steel coverplates. Wiring installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

**Event:** Provide additional receptacle outlets in each classroom.

**Concern:**

Insufficient receptacle outlets in each classroom to accommodate computers in classrooms (approx 20 receptacles).

**Recommendation:**

Provide at least two receptacles in each classroom connected to one dedicated power circuit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$12,840	Medium

*Updated: November 9 2005*

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

Light switches provided in each room to control lights. Classrooms have multiple switches to provide ability to control lighting levels in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

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

Surface mounted incandescent light fixtures, some in classrooms and others in corridors. Fixtures upgraded to compact fluorescent lamps in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

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

Combination of recess mounted, surface mounted, and pendant tube style florescent fixtures, upgraded to T8 lamps with electronic ballasts in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

**D5020.02.02.03 Interior Metal Halide Fixture\***

Wall mounted metal halide uplights provided in front lobby.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

**D5020.02.03 Emergency Lighting\***

DC battery packs with remote heads and exit signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

**D5020.03.01.04 Exterior H.P. Sodium Fixtures\***

Wall mounted HPS light fixtures installed along building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

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

Exterior lights appear to be photocell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

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

Simplex 4002 fire alarm system with remote annunciator in front entrance, fire alarm bells with no strobe lights, and fire detection devices located throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

**Event: Add magnetic door holders to fire doors.**

**Concern:**

Corridor doors to portable addition are propped open whereas doors should be held open by magnetic door holders in order to comply with code.

**Recommendation:**

Provide magnetic door holders at corridor doors to portable addition complete with smoke detectors on either side of door and connect to fire alarm system to comply with code (approximately 5 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$5,885	High

*Updated: November 9 2005*

**D5030.02.02 Intrusion Detection\*\***

DSC security system with alarm keypad, motion sensors located through corridor, and door contacts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

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

Meridian telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

**D5030.04.03 Call Systems\*\***

Rauland Telecenter 5500 school intercom system with speakers installed in corridors and classrooms, and return call switches installed in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

**Event:** Upgrade school call system to provide telephones in each classroom.

**Concern:**

Telephone service not provided in each classroom to provide an increased level of security to school.

**Recommendation:**

Upgrade school intercom system to provide an integrated call/telephone system with telephone service available in each classroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$26,750	Medium

*Updated: November 9 2005*

**D5030.04.04 Data Systems\*\***

Cat. 5 data system with data outlets installed in each classroom and wiring installed to patch panel and hub located in dedicated server room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

**D5030.06 Television Systems\***

Cable TV service to each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.07 Laboratory Equipment\*

Fume hood in science room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

### E1090 Other Equipment

Metal boot racks at entrance vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

### E1090.03 Food Service Equipment\*

Commercial grade reach-in cooler located in kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

### E1090.04 Residential Equipment\*

Residential dishwasher, range, microwaves, chest freezer and refrigerator in kitchen. Residential stove, microwave and refrigerator in staff lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

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

Two ceiling hung plexi-glas basketball backboards and four plywood wall hung backboards; electronic scoreboard located in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	JUN-05

### E2010.02.05 Educational Facility Casework\*

Melamine clad wood casework with plastic laminate clad countertops in kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	JUN-05

**Event:** Replace kitchen casework.

**Concern:**

Casework is in poor condition.

**Recommendation:**

Replace kitchen casework.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$12,840	Low

Updated: November 9 2005



**E2010.02.07 Kitchen Casework\***

Plastic laminate clad casework with plastic laminate countertops in staff lounge kitchen

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	35	JUN-05

**E2010.02.08 Laboratory Casework\***

Clear finish wood casework in science room currently being demolished. to be replaced with new during summer 2005, as room changed to computer room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	0	35	JUN-05

**E2010.02.09 Library Casework\***

Clear finish wood bookshelves. Clear finish wood casework with plastic laminate clad countertops at circulation desk.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	35	JUN-05

**E2010.02.99 Other Casework\***

Plastic laminate clad vanities in washrooms. Plastic laminate clad casework and countertops at administration reception. Clear finish wood display case with sliding tempered glass doors.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	0	JUN-05

**E2010.03.01 Blinds\*\***

Vertical louvre blinds at classrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	35	JUN-05

**E2020 Moveable Furnishings\***

Wide variety of educational and office furnishings including desks, tables, bookshelves, and chairs.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	0	JUN-05

**F1010.02.04 Portable and Mobile Buildings - Portable 230**

Architectural: Wood framed wall, roof, and floor construction on concrete piles. Envelope includes stucco cladding on wood framed walls, 2 ply SBS roof membrane, asphalt shingles, and double glazed windows. Interior components include vinyl tile, solid core wood doors, pressed steel frames, painted gypsum board walls, spraytex gypsum board ceiling, clear finish millwork and whiteboards/ tackboards.

Mechanical: Heating and ventilation provided via furnace complete with motorized fresh and return dampers. Ductwork joints not sealed. Evidence of down-drafting of products of combustion. Supply air grilles in millwork, ducted return air, insulated combustion air. Furnaces are noisy. Portable provided with purge fan energized by manual winter/summer switch. Fans are noisy. Electric thermostat cycles furnace maintains set point. Crawl space not ventilated. Sump pump installed under portables. ABC portable fire extinguisher in each portable. Chimneys require replacement.

Electrical: surface mounted wrap around type T8 fluorescent lighting, ceiling mounted recessed intercom speakers with wall mounted return call switch, ivory coloured devices with stainless coverplates, 4 data outlets, and one cable TV outlet. Electrical installation generally appear in good condition.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	0	JUN-05

**Event: Mechanical systems replacement.**

**Concern:**

Poor air quality and compromised learning environment.

**Recommendation:**

Remove existing mechanical and replace with packaged units with integral motorized fresh, return, exhaust dampers. Install digital thermostats to provide occupied/unoccupied modes. Install carbon dioxide sensor to modulate amount of fresh air. Install crawl space vents with dampers.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Indoor Air Quality Upgrade	2007	\$42,800	High

*Updated: November 9 2005*

**Event: Replace locksets**

**Concern:**

Doors have round knobs where code requires levers.

**Recommendation:**

Replace round door locksets with lever designs (three doors).

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Code Upgrade	2008	\$963	Low

*Updated: November 9 2005*

**Event: Replace portable roofing.**

**Concern:**

Shingles have been replaced due to vandalism. SBS membrane area has poor drainage.

**Recommendation:**

Replace shingles with SBS membrane or metal roofing less prone to vandalism. Replace SBS and add tapered insulation to improve drainage. (115.0 sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$9,095	Low

*Updated: November 9 2005*

**F1010.02.04 Portable and Mobile Buildings - Portable 231**

Architectural: Wood framed wall, roof, and floor construction on concrete piles. Envelope includes stucco cladding on wood framed walls, 2 ply SBS roof membrane, asphalt shingles, and double glazed windows. Interior components include vinyl tile, solid core wood doors, pressed steel frames, painted gypsum board walls, spraytex gypsum board ceiling, clear finish millwork and whiteboards/ tackboards.

Mechanical: Heating and ventilation provided via furnace complete with motorized fresh and return dampers. Ductwork joints not sealed. Evidence of down-drafting of products of combustion. Supply air grilles in millwork, ducted return air, insulated combustion air. Furnaces are noisy. Portable provided with purge fan energized by manual winter/summer switch. Fans are noisy. Electric thermostat cycles furnace maintains set point. Crawl space not ventilated. Sump pump installed under portables. ABC portable fire extinguisher in each portable. Chimneys require replacement.

Electrical: surface mounted wrap around type T8 fluorescent lighting, ceiling mounted recessed intercom speakers with wall mounted return call switch, ivory coloured devices with stainless coverplates, 4 data outlets, and one cable TV outlet. Electrical installation generally appear in good condition.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	0	JUN-05

**Event: Mechanical systems replacement.**

**Concern:**

Poor air quality and compromised learning environment.

**Recommendation:**

Remove existing mechanical and replace with packaged units with integral motorized fresh, return, exhaust dampers. Install digital thermostats to provide occupied/unoccupied modes. Install carbon dioxide sensor to modulate amount of fresh air. Install crawl space vents with dampers.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Indoor Air Quality Upgrade	2007	\$42,800	High

*Updated: November 9 2005*

**Event: Replace locksets**

**Concern:**

Doors have round knobs where code requires levers.

**Recommendation:**

Replace round door locksets with lever designs (three doors).

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Code Upgrade	2008	\$963	Low

*Updated: November 9 2005*

**Event: Replace portable roofing.**

**Concern:**

Shingles have been replaced due to vandalism. SBS membrane area has poor drainage.

**Recommendation:**

Replace shingles with SBS membrane or metal roofing less prone to vandalism. Replace SBS and add tapered insulation to improve drainage. (115.0 sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$9,095	Low

*Updated: November 9 2005*

**F1010.02.04 Portable and Mobile Buildings - Portable 232**

Architectural: Wood framed wall, roof, and floor construction on concrete piles. Envelope includes stucco cladding on wood framed walls, 2 ply SBS roof membrane, asphalt shingles, and double glazed windows. Interior components include vinyl tile, solid core wood doors, pressed steel frames, painted gypsum board walls, spraytex gypsum board ceiling, clear finish millwork and whiteboards/ tackboards.

Mechanical: Heating and ventilation provided via furnace complete with motorized fresh and return dampers. Ductwork joints not sealed. Evidence of down-drafting of products of combustion. Supply air grilles in millwork, ducted return air, insulated combustion air. Furnaces are noisy. Portable provided with purge fan energized by manual winter/summer switch. Fans are noisy. Electric thermostat cycles furnace maintains set point. Crawl space not ventilated. Sump pump installed under portables. ABC portable fire extinguisher in each portable. Chimneys require replacement.

Electrical: surface mounted wrap around type T8 fluorescent lighting, ceiling mounted recessed intercom speakers with wall mounted return call switch, ivory coloured devices with stainless coverplates, 4 data outlets, and one cable TV outlet. Electrical installation generally appear in good condition.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	0	JUN-05

**Event: Mechanical system replacement.**

**Concern:**

Poor air quality and compromised learning environment.

**Recommendation:**

Remove existing mechanical and replace with packaged units with integral motorized fresh, return, exhaust dampers. Install digital thermostats to provide occupied/unoccupied modes. Install carbon dioxide sensor to modulate amount of fresh air. Install crawl space vents with dampers.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Indoor Air Quality Upgrade	2007	\$42,800	High

*Updated: November 9 2005*

**Event: Replace locksets**

**Concern:**

Doors have round knobs where code requires levers.

**Recommendation:**

Replace round door locksets with lever designs.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Code Upgrade	2008	\$963	Low

*Updated: November 9 2005*

**Event: Replace portable roofing.**

**Concern:**

Shingles have been replaced due to vandalism. SBS membrane area has poor drainage.

**Recommendation:**

Replace shingles with SBS membrane or metal roofing less prone to vandalism. Replace SBS and add tapered insulation to improve drainage. (115.0 sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$9,095	Low

*Updated: November 9 2005*

**F1010.02.04 Portable and Mobile Buildings - Portable 233**

Architectural: Wood framed wall, roof, and floor construction on concrete piles. Envelope include stucco cladding on wood framed walls, 2 ply SBS roof membrane, asphalt shingles and double glazed windows. Interior components include vinyl tile, solid core wood doors, pressed steel frames, painted gypsum board walls, spraytex gypsum board ceiling, painted/ clear finish millwork and whiteboards/ tackboards.

Mechanical: Heating and ventilation provided via furnace complete with motorized fresh and return dampers. Ductwork joints not sealed. Evidence of down-drafting of products of combustion. Supply air grilles in millwork, ducted return air, insulated combustion air. Furnaces are noisy. Portable provided with purge fan energized by manual winter/summer switch. Fans are noisy. Electric thermostat cycles furnace maintains set point. Crawl space not ventilated. Sump pump installed under portables. ABC portable fire extinguisher in each portable. Chimneys require replacement.

Electrical: surface mounted wrap around type T8 fluorescent lighting, ceiling mounted recessed intercom speakers with wall mounted return call switch, ivory coloured devices with stainless coverplates, 4 data outlets, and one cable TV outlet. Electrical installation generally appear in good condition.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	0	JUN-05

**Event: Mechanical systems replacement.**

**Concern:**

Poor air quality and compromised learning environment.

**Recommendation:**

Remove existing mechanical and replace with packaged units with integral motorized fresh, return, exhaust dampers. Install digital thermostats to provide occupied/unoccupied modes. Install carbon dioxide sensor to modulate amount of fresh air. Install crawl space vents with dampers.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Indoor Air Quality Upgrade	2007	\$42,800	High

*Updated: November 9 2005*

**Event: Replace locksets**

**Concern:**

Doors have round knobs where code requires levers.

**Recommendation:**

Replace round door locksets with lever designs.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Code Upgrade	2008	\$963	Low

*Updated: November 9 2005*

**Event: Replace portable roofing.**

**Concern:**

Shingles have been replaced due to vandalism. SBS membrane area has poor drainage.

**Recommendation:**

Replace shingles with SBS membrane or metal roofing less prone to vandalism. Replace SBS and add tapered insulation to improve drainage. (115.0 sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$9,095	Low

*Updated: November 9 2005*

**F1010.02.04 Portable and Mobile Buildings LINK**

Link and washrooms at pod of four portables on west side of school.

Architectural: Wood framed wall, roof, and floor construction. Envelope include brick cladding on wood framed walls, built up roof, 2 ply SBS roof membrane, glazed hollow metal entrances and double glazed windows. Interior components include vinyl tile, solid core wood doors, pressed steel frames, painted gypsum board walls, acoustic tile ceiling, lockers and ceramic wall/floor tile in washrooms.

Electrical: Recess mounted T8 fluorescent lighting, DC emergency lighting with wall mounted remote heads and LEDtype exit signs., wall mounted fire alarm bell with strobe light and wall mounted fire pull station at exit, and recess mounted ceiling intercom speakers. Electrical installation generally appears in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

**F1010.02.04 Portable and Mobile Buildings\* Garden Shed**

Garden shed at northwest corner of site.

Wood framed unpainted wall, roof, and floor construction. shingle roof with wood double door. No mechanical or electrical services to this shed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

**F1010.02.05 Grandstands and Bleachers\*\***

Aluminum and wood bleachers seating approximately 32 located in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

**F2020.01 Asbestos\***

No asbestos material apparent

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

**F2020.04 Mould\***

Mould appears to be present on stucco exterior finishes where eavestroughs or parapets have been leaking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

## S8 FUNCTIONAL ASSESSMENT

### K40 Current Code Issues

There are no obvious issues that would warrant a code analysis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

**Event: Remove deadbolt from exit door.**

**Concern:**

Deadbolt provided at exit door from staff lounge.

**Recommendation:**

Remove deadbolt from exit door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$535	Low

*Updated: November 9 2005*

**Event: Replace doors.**

**Concern:**

Doors to classrooms are glazed with tempered glass and lack fire labels.

**Recommendation:**

Replace classroom doors with fire rated doors. (11 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$8,560	Low

*Updated: November 9 2005*

**Event: Study fire lane**

**Concern:**

Fire lane along south side of school required to connect to public thoroughfare. Locked gate leads to laneway behind arena on adjacent site.

**Recommendation:**

Study suitability of fire lane and propose alternate solutions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$4,280	Low

*Updated: November 9 2005*



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

Route provided from designated parking to main entrance is a bit long but acceptable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

**K4010.02 Barrier Free Entrances**

Main entrance required to be barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

**Event: Provide power assisted door operators****Concern:**

No power assisted door operators at main entrance or at southeast entrance adjacent BFA parking.

**Recommendation:**

Provide power assisted door operators (4 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$12,840	Low

*Updated: November 9 2005*

**K4010.03 Barrier Free Interior Circulation**

Access good to all areas except stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

**K4010.04 Barrier Free Washrooms**

Designated washrooms provided complete with acceptable grab bars and vanities. Clearances at doors is minimal, toilet cubicle door swings in but is acceptable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

# RECAPP Facility Evaluation Report



**St. Mary Of The Lake School**

S4040  
Slave Lake

<b>Facility Details</b>	
<b>Building Name:</b>	St. Mary Of The Lake School
<b>Address:</b>	
<b>Location:</b>	Slave Lake
<b>Building Id:</b>	S4040
<b>Gross Area (sq. m):</b>	0.00
<b>Replacement Cost:</b>	\$0
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	
<b>Evaluation Date:</b>	
<b>Evaluator Name:</b>	

**Total Maintenance Events Next 5 years:                   \$107,000**  
**5 year Facility Condition Index (FCI):                       0%**

**General Summary:**

Site area is adequate. Poor drainage of site requires re-grading, water off roof poor detail, ground detail at building is poor, work needs to be done to correct scupper & downspout details.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

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

## S7 SITE

### G2010.02 Flexible Roadway Pavement

Gravel roadway along south side of school serves as emergency access and fire lane.

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

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

Asphalt paved roadway acts as a bus drop off to main entrance.

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

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

Cast in place concrete curbs.

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

### G2010.06 Roadway Appurtenances\*

Steel bollards provided along roadway adjacent main entrance.

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

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

Asphalt paved parking lot with 32 spots for staff at north corner of site. Visitor parking for six vehicles adjacent main entrance.

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

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

Cast in place concrete curbs.

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

### G2020.06.03 Parking Lot Signs\*

Metal signage on metal posts

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

### G2020.06.04 Pavement Markings\*

Painted pavement marking and BFA stalls designated in parking lot.

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

**G2030.02.02 Asphalt Pedestrian Pavement\*\***

Asphalt sidewalks adjacent portables.

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

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

Concrete sidewalks provided from parking lot to main entrance and around the school.

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

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

Chain link fencing on east, west, and south sides of site.

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

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

Adventure playground, asphalt basketball court, rough grasses in balance.

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

**G2040.05.03 Trash and Litter Receptacles**

Garbage bin located at south end of staff parking lot.

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

**G2040.05.04 Bicycle Racks**

Bike racks at north side of school.

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

**G2040.06 Exterior Signs\***

Stand alone brick sign with aluminum letters in front of school.

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

**G2040.08 Flagpoles\***

Flagpole adjacent main entrance.

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

**G2040.11 Retaining Walls\***

Concrete retaining walls at entrances where earth is bermed against building on north, east and west sides.

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

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

Lawn areas to the north of school; rough grasses on balance of site.

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

**Event:** Add asphalt below overhangs.

**Concern:**

Impossible to grow grass below roof overhangs; bare dirt blows into school as dust or is tracked into school as mud.

**Recommendation:**

Add asphalt surfacing below roof overhangs (700 sq m). Paving stones not acceptable solution as stones would be used as weapons by vandals.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$53,500	Low

*Updated: November 9 2005*

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

A few mature trees along perimeter; shrubs around stand alone sign.

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

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

Domestic water connected to Town main.

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

**G3010.03 Site Fire Protection Water Distribution\***

Fire hydrant located with 45 meters of front entrance.

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

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

Sanitary sewer connected to Town main.

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

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

Building drainage to grade.

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

**Event:** Improve site drainage.

**Concern:**

Significant drainage issues throughout the site. Poor interface between roof drainage and site drainage. Grade consolidation and settlement throughout. Reports of water in crawl space, water ponding in playing fields.

**Recommendation:**

Fill in low spots and improve drainage from roof to provide positive drainage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$53,500	Medium

Updated: November 9 2005



**G3060.01 Gas Distribution\***

Natural gas to exterior meter.

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

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

120/208V/3PH underground power service from utility pad mounted transformer on south side of building.

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

**G4010.03 Electrical Power Distribution Equipment\***

Weatherproof enclosure with power panel for service to parking receptacles.

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

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

Eleven ACE type parking pedestals providing power service to 32 parking stalls.

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

**G4020.01 Area Lighting\***

Approximately five pole standards with HPS lighting.

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

**G4030.02 Site Voice and Data\***

Underground telephone service from Telus.

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