

RECAPP Facility Evaluation Report

Medicine Hat Cs Reg Div #20



St. Mary's Junior High School

B3782A

Medicine Hat

Facility Details

Building Name: St. Mary's Junior High School
Address: 155 - 11 Street S. W.
Location: Medicine Hat

Building Id: B3782A
Gross Area (sq. m): 0.00
Replacement Cost: \$9,954,323
Construction Year: 0

Evaluation Details

Evaluation Company: Neil Jaud Architect Inc.
Evaluation Date: September 13 2005
Evaluator Name: Mr. Neil Jaud

Total Maintenance Events Next 5 years: **\$359,306**
5 year Facility Condition Index (FCI): **3.61%**

General Summary:

The single storey 3536m² - 18 classroom plus gym, stage and Industrial Arts shops and offices masonry combustible/non-combustible construction middle school originally constructed in 1956 with a (1989) single storey 1602.9 m² concrete masonry with steel joisted roof permanent addition housing a library and 6 classrooms and (1998) single storey 546m² wood framed portable addition of 4 classrooms. Gross total area is 5716.6m². Floors concrete slab on grade. Flat roofed.

Structural Summary:

(1956) (1989) perimeter frost walls on continuous strip footings with concrete slab on grade, concrete masonry structural and non-structural walls. (1956) Wood roof joists on bearing walls and glulam beams on flush concrete masonry pilasters. (1989) metal roof decking on steel beams and roof joists bearing on concrete masonry pilasters. Good

Envelope Summary:

(1956) Masonry veneer, stucco and (1980's) composite pre-finished metal face panel exterior. Panel faces of the (1956) classroom blocks in need of cleaning to prevent excessive weathering. Aluminum and steel exterior entrances. Aluminum windows with screened awning vents. Built up tar and gravel roofing on metal and wood decking. Good.

Interior Summary:

Painted concrete masonry interior partitions. Sheet lino in classrooms and corridors. Wood strip cushioned floor in gym and workshop area. Some minor patching of damaged sheet lino flooring required in corridors. Acoustic tile ceilings and suspended acoustic tile ceilings. Carpet in Library, some classrooms, music room and general office. Good

Mechanical Summary:

This school's HVAC system comprises of 13 heating/cooling packaged roof top units, one heating / free cooling make up air unit, and one heating, free cooling roof top unit for the gymnasium. Heat generation is provided by two natural gas fired natural draft heating water boilers. There are three furnace rooms with a total of 12 furnaces that provide heating to the gym, dance studio and corridors. Heating water is circulated to perimeter systems radiation fin and reheat coils with two circulation pumps. The school is equipped with a digital BMS system that has pneumatic interface for thermostat controls. The school mechanical system is generally in good condition with the exception of the heating water piping which requires replacing and two roof top units that require frequent repairs.

Electrical Summary:

The building has a 600A 120/208V 3phase 4 wire electrical service that was upgraded in 1989. Some branch circuit panelboards were upgraded in 1989, one panel is not code compliant. The lighting consists of energy inefficient T12 lamps with magnetic ballasts. Exterior lighting is HPS HID fixtures mounted on the building with pole lights in the parking area.. Emergency lighting is provided by means of battery packs with integral and remote quartz light heads. (Library and electrical room do not have any emergency lighting). Energy inefficient incandescent exit lights are located throughout. The Fire Alarm system is an Edwards 6500 fire alarm panel tied into All Knight security monitoring system. Visual alarms in portables only. No pull station or signal devices in main electrical room. Cat. 5e data cable is installed throughout with some fiber optic cable for the Supernet.

Upgrades recommended: upgrade interior lighting to T8 fluorescent lamps with electronic ballasts; change exit lights to LED type and add initiating and signalling devices to the Fire Alarm system.

The electrical systems are in acceptable condition.

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

S1 STRUCTURAL

A1010 Standard Foundations*

perimeter concrete frost wall on strip footings

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

A1030 Slab on Grade*

(1956) (1989) concrete slabs on grade

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

B1010.02 Structural Interior Walls Supporting Floors*

concrete masonry bearing walls and flush pilasters supporting library mezzanine

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

B1010.05 Mezzanine Construction*

library mezzanine metal decking on steel joists and beams supported by flush concrete masonry pilasters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	80	SEP-05

B1010.07 Exterior Stairs**

cast in place concrete stairs from east and West wing corridor exits. Refer to K4010

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

B1020.01 Roof Structural Frame*

(1956) plywood sheathing on wood joist roof on glulam beams supported on concrete masonry walls and pilasters. (1989) metal deck on steel joists and beams supported on flush concrete masonry pilasters

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

(1956) (1989) brick veneer masonry

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

B2010.01.06.03 Metal Siding**

(1956) (1989) pre-finished metal fascia panels. (1989 Modernization) Pre-finished metal wall panels

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

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

(1956) Classroom pods consisted of masonry to approximately 1100 above finished floor and glass block above to underside of roof. (1980 est) The 1100 high brick masonry has been stuccoed over and the glass block removed and replaced with stud infill with smaller aluminum framed windows. The infill walls are faced with pre-finished metal faced sheet panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	SEP-05

Event: replace/refinish stucco on (1956) classroom pods

Concern:

Through wall furnace louvres have been removed and the opening patched with mis-matched coloured stucco.

Recommendation:

replace/refinish stucco wainscot on (1956) classroom blocks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$9,630	Low

Updated: February 8 2006

B2010.01.99 Other Exterior Wall Skin*

(1980 est) infill walls of (1956) classroom pods are faced with pre-finished metal faced sheet panels jointed with battens.

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

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

concrete masonry

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

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

no visible signs of air infiltration/exfiltration

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

B2010.05 Parapets*

galvanized metal back panels

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

B2010.06 Exterior Louvers, Grilles, and Screens*

mechanical room grille

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

B2010.09 Exterior Soffits*

(1989) estimated replacement pre-finished metal soffits on original classroom pods

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

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

(1989) Aluminum sealed windows with awning openers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	SEP-05

B2030.01.01 Aluminum-Framed Storefronts**

main entrance door frame

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

B2030.01.02 Steel-Framed Storefronts**

painted metal glazed doors and frames with sidelights. West and South entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	SEP-05

B2030.01.06 Automatic Entrance Doors**

refer to K4040.02

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	SEP-05

B2030.02 Exterior Utility Doors**

painted metal doors and frames - Mechanical room and west furnace room 133

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	SEP-05

B2030.03 Large Exterior Special Doors*

wood overhead door to shop area complete with inset man door

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

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

gravel surface wind scoured in many areas. Next scheduled roofing 2011.

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

B3010.07 Sheet Metal Roofing**

painting metal flashings

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

B3010.08.02 Metal Gutters and Downspouts**

painting metal roof scuppers and pre-finished aluminum downspouts to concrete splash pads at grade. refer to G1030.04

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

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

metal roof hatch

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

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

concrete masonry with some framed stud walls with gypsum board

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

C1010.03 Interior Operable Folding Panel Partitions**

manual folding partition in kindergarten classroom

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

C1010.04 Interior Balustrades and Screens, Interior Railings*

wood railing and metal balustrade to library mezzanine stair and mezzanine

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

C1010.06.03 Steel-Framed Storefronts

painted pressed steel frame wired glass storefront to library and room 116 all facing corridor

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

C1010.07 Interior Partition Firestopping*

corridor wall conduit piping penetrations

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

Event: repair firestop caulking at corridor wall penetrations

Concern:

continuity of fire separation

Recommendation:

firestop caulk all penetrations through fireseparation walls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$2,568	High

Updated: February 8 2006

C1020.01 Interior Swinging Doors**

painted hollow metal and stained wood Interior doors and hardware.

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

C1020.03 Interior Fire Doors*

general office, classrooms and library to corridor, offices of corridor, Infirmary, Storage room, custodian and shop door 3/4 hour rated. Mechanical room, two furnace rooms and electrical room doors, boys and girls washroom/gym change, teachers closet, gym rated 1.5 hours. Corridor doors separating 1989 construction from 1956 construction are rated 1.5 hours.

Refer to K40 for code upgrade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	50	SEP-05

C1020.05.01 Coiling Doors and Grilles

general office fire rated coiling grille to corridor

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

C1030.01 Visual Display Boards**

white boards, tackboards, display boards. many classrooms fitted with (2000) electronic "smart" boards

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

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

metal toilet partitions. plastic faced partitions in boys and girls shower change rooms

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

C1030.06 Handrails*

painted metal pipe rail at stage stair. mounted lower than code height

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

C1030.06.03 Wood Handrails

wood handrail/guardrail to stage mezzanine storage rooms. one balustrade not to current code.

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

Event: repair wood guardrail to stage mezzanine storage

Concern:

potential hazard of falling through opening

Recommendation:

install balustrade infill

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$2,140	Medium

Updated: February 8 2006

C1030.08 Interior Identifying Devices*

room numbers

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	SEP-05

C1030.10 Lockers**

metal 1/2/1/2 lockers

Rating	Installed	Design Life	Updated
5 - Good	0	30	SEP-05

C1030.12 Storage Shelving*- boot racks

metal boot racks in North West Vestibule

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	SEP-05

C1030.12 Storage Shelving*- wood

painted wood shelving - stage storage

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	SEP-05

C1030.14 Toilet, Bath, and Laundry Accessories*

towel dispensers, soap dispensers, hand dryers, paper dispensers and waste bins

Rating	Installed	Design Life	Updated
5 - Good	0	0	SEP-05

C2010.01 Cast-In-Place Concrete Stair Construction

shop area stair and stage stairs

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	SEP-05

C2010.03 Metal Stair Construction

library mezzanine stair

Rating	Installed	Design Life	Updated
5 - Good	0	0	SEP-05

C2010.04 Wood Stair Construction

wood stringer and wood open tread stair to stage mezzanine storage

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	SEP-05

C2020.05 Resilient Stair Finishes**

rubber treads to shop and stage stair

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	SEP-05

C2020.06 Carpet Stair Finishes**

carpet wrapped stair treads to library mezzanine stair

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

C2020.10 Stair Painting

wood stairs to stage (room 119) storage mezzanines, painted steel library stair

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

C3010.02 Wall Paneling**

wood panelling over former stage proscenium opening

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

C3010.04 Gypsum Board Wall Finishes*

general office area, girl's washroom, computer room, Home economics, Art room, and corridor bulkheads painted gypsum board

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

C3010.06 Tile Wall Finishes**

boy's and girl's washrooms

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

C3010.09 Acoustical Wall Treatment**

tectum board and sisal wall finish over gypsum board - band room, gym

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	SEP-05

C3010.12 Wall Coverings**

vinyl coated gypsum board - classrooms, Library, offices, infirmary

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

C3020.01 Concrete Floor Finishes (Paint)*

mechanical room

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

C3020.04 Wood Flooring**

stage room 119, gymnasium wood strip cushioned floor, shop area wood strip floor

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

C3020.07 Resilient Flooring**

Sheet Linoleum

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	SEP-05

Event: Repair sheet lino torn in corridors

Concern:

Localized sheet lino damage in corridors at west entrance and at west corridor fire separation doors.
Localized damage to lino has potential to expand. Lino edges unsanitary and pose tripping hazard

Recommendation:

Patch and seam weld localized areas

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$1,284	Low

Updated: February 8 2006

C3020.08 Carpet Flooring**

classrooms, general office

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

C3020.11 Floor Painting

wood strip flooring - gym floor, stage floor and shop floor

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

C3030.04 Gypsum Board Ceiling Finishes*

painted gypsum board - Electrical room, gymnasium, main entry vestibule, furnace room. refer to K40

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

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

(1956) (1989) suspended acoustic t-bar system (corridors). (1989) suspended acoustic t-bar system (classrooms, library, general office, offices).

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

C3030.07 Interior Ceiling Painting**

painted gypsum board - Electrical room, gymnasium, main entry vestibule

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

C3030.09 Other Ceiling Finishes*

(1956) 12x12 acoustic tile on gypsum board (classrooms).

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

S4 MECHANICAL

D2010.01 Water Closets**

(1956) North School boys and girls washroom - Porcelain flush tank water closets
 (1989) North School Men's and Women's Washrooms - Porcelian flush tank water closets
 (1989) South School boys and girls washroom - Porcelain flush tank water closets

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

D2010.02 Urinals**

(1956) North school boys washroom porcelain urinals with one common timed flush tank.
 (1989) South boys washroom porcelain urinals with one common timed flush tank.

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

D2010.03 Lavatories**

(1956) North school boys and girls washroom porcelaim lav's
 (1989) North school men's and women's washrooms porcelain Lav's
 (1989) South school boys and girls washrooms lav's includes one barrier free in each.

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

D2010.04 Sinks**

(1989) Home economics room - 4 stainless steel sinks with swing spout
 (1989) Art room - 1 stainless steel sing with swing spout
 (1989) Industrial arts room - 1 stainless steel sink with swing spout

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

D2010.05 Showers**

North school boys and girls change rooms have hot and cold faucets

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

D2010.08 Drinking Fountains / Coolers**

(1956) Drinking fountains in original building are all porcelain.
 (1989) Drinking fountains in 1989 addition are all porcelain.

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

D2020.01.01 Pipes and Tubes: Domestic Water*

(1989) Domestic Water pipes - Copper

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

D2020.01.03 Piping Specialties (Backflow Preventors)**

(1989) Standpipe for fire protection has double backflow preventors.
 (1989) No back flow prevention on main water service entrance

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

Event: **Add backflow preventors to 50mm potable supply and janitor sinks.**

Concern:

No backflow preventors on 50mm water supply or janitor sinks.

Recommendation:

No back flow prevention on main water service entrance.
 Janitor sinks need back flow prevention.

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

Updated: February 8 2006

D2020.02.06 Domestic Water Heaters**

(1989) One Domestic Water heater State SET 75-120 NISDF-CGA 120,000 BTU/h in Main mech room. complete with recirculation/
 (1989) one unlabeled domestic water heater 108,000 BTU/hr in West Furnace Room
 (1989) one State SBT 50-65 NE6DF 58,000 BTU/hr complete with recirculation.

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

D2020.03 Water Supply Insulation*: Domestic

(1989) Hot and cold water pipes insulated

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

D2030.01 Waste and Vent Piping*

(1956) Sanitary pipes - original construction connected municipal.
 (1989) Sanitary pipes - 1989 Addition connected to city municipal.

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

Event: **Refinish shower stalls to prevent shower water from crossing between stalls.**

Concern:

Shower stalls drain may violate Alberta Building Code.

Recommendation:

Build barrier between stalls

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

Updated: February 8 2006

D2030.02 Waste Piping Specialties*

(1956) building - original drains.
 (1989) building - new drains.

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

D2040.01 Rain Water Drainage Piping Systems*

(1989 & 1956) Storm water drains from roof to downspouts.

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

D3010.02 Gas Supply Systems*

(1989) School natural gas pipe appears to be 150mm or 200mm welded schedule 40 steel, painted yellow.

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

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

(1989) Two Raypak E2100 WTDB 1,890 MBH heating water boilers in main mechanical room.

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

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

(1989) Combustion air skirt and relief. Single flue for each boiler.

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

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

(1989) Water is treated, pot feeder and micron filter

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

D3020.03.01 Furnaces**

There are 12 furnaces. 5 Flamemaster EM200 for gymnasium heating.
Five Airco 150,000 BTU/hr and Two Airco 120,000 BTU/hr for hallways, dance studio and stairs.

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

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

Combustion air to furnace rooms.

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

Event: Unblock combustion air and provide space heating. for west furnace room.

Concern:

Combustion air duct for room is stuffed with insulation. A light bulb is used to provide heat behind the water heater to prevent water pipes from freezing. This could cause spillage of flue gases into the occupied space.

Recommendation:

Provide 1.5kW electric heater to this room. Unblock the combustion air duct.

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

Updated: February 8 2006

D3040.01.03 Air Cleaning Devices:Air Distribution*

(1989) On rooftop units air filtration systems and filters.

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

D3040.01.04 Ducts: Air Distribution*

(1989) Supply and return HVAC ductwork - galvanized sheet metal.

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

D3040.01.06 Air Terminal Units: Air Distribution**

(1989) Grilles and registers.

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

D3040.03.01 Hot Water Distribution Systems**

(1989) Primary circulation pump and 100% standby pump. Heating water pipes connected with vidualic couplings.

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

Event: Replace all heating water pipes based on study.

Concern:

Maintenance personel advised of multiple pipe leaks due to victaulic couplings (expansion and contraction). Leaks cause very costly repairs since heating water system must be drained.

Recommendation:

Estimated cost to replace entire school heating water pipes is \$250,000 (based on recent school construction.) .

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$267,500	Medium

Updated: February 8 2006

Event: Review cost of repairs versus replacement of heating water pipes.

Concern:

Maintenance personal advised of multiple pipe leaks due to victaulic couplings (expansion and contraction). Leaks cause very costly repairs since heating water system must be drained.

Recommendation:

Review the cost of repairs versus the cost to replace the pipes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$5,350	Medium

Updated: February 8 2006

D3040.04.01 Fans: Exhaust - Washrooms**

(1989) Washroom exhaust fans.

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

D3040.04.01 Fans: Exhaust**

Janitor room exhaust fans

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

Event: **Provide exhaust in janitor rooms and library storage.**

Concern:

No exhaust in janitor rooms.

Recommendation:

No exhaust in main janitor room or portable wing janitor room, remove janitor storage from mechanical rooms.

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

Updated: February 8 2006

D3040.04.01 Fans: Exhaust - Industrial Arts Dust Collection**

(1989) Industrial Arts dust collection system Donaldson TORIT 20-5.

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

D3040.04.03 Ducts: Exhaust*

(1989) Exhaust ducts are all galvanized sheet metal.

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

D3040.04.05 Air Outlets and Inlets: Exhaust*

(1989) Exhaust inlets and outlets.

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

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)**

(1989) Packaged rooftop gas fired HVAC units - 13 Lennox (heating and cooling), 1 Engineered Air make up air unit (heating and free cooling). And one Engineered Air heating only unit.

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

Event: **Re-balancing of roof top unit #1. Replace roof top unit #3 and #13**

Concern:

Maintenance personal advised that there is excessive pressure in classrooms served by Roof top Unit #1.
 Teacher advised that roof top unit # 3 breaks down frequently and doe not provide enough cooling.
 Maintenance staff advised that condensation continually drips down air plenum into ceiling space. This is a potential hazard to the computer server equipment in the rooms below. Also maintenace staff advised that this unit requires frequent repairs.

Recommendation:

Balance system for roof top unit #1. Replace RTU#3 and #13

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$26,750	Medium

Updated: February 8 2006

D3050.05.03 Finned Tube Radiation**

(1989) Finned tube radiation.

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

D3050.05.06 Unit Heaters**

(1989) Mechanical room unit heater- hydronic.

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

D3060.02 HVAC Instrumentation and Controls

(1989) Johnson Control BMS Digital control (older system) Heating, Ventilation and cooling controls. Pneumatic thermostats with anlalog to digital converter for each room. Converters are interfaced with Johnson Controls BMS.

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

D4030.01 Fire Extinguisher, Cabinets and Accessories**

(1989) Fire extinguishers and hose cabinets.

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

S5 ELECTRICAL

D5010.02 Secondary Electrical Transformers (Interior)**

(1989) T1 is a 150 kVA 600/120/208V transformer fed from main switchboard and feeds CDP #1
 (1989) T2 is a 150 kVA 600/120/208V transformer fed from main switchboard and feeds CDP #2

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

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

(1989) Main switchboard is a Commander 600A 600V 3phase 4W unit fed underground from exterior 500kVA transformer. Does not appear to have surge protection.

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

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

(1956 and 1989) panels. Most have some spare capacity. Panel F1 is not code compliant

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

Event: Panel F1 not CSA compliant

Concern:

Panel F1 has pieces of galvanized metal covering the live wires

Recommendation:

Replace sheet metal with proper CSA approved equipment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$214	High

Updated: February 8 2006

D5010.07.02 Motor Starters and Accessories**

(1989) Mechanical equipment has local disconnects and starters.

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

D5020.01 Electrical Branch Wiring*

General wiring devices have been kept in good condition. Need more circuits for microwave ovens as they are tripping breakers.

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

Event: Add circuits to classrooms

Concern:

Overloaded circuits due to microwave ovens in classrooms

Recommendation:

Need more circuits for microwave ovens as they are tripping breakers. Panels have space to accommodate this.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$6,420	High

Updated: February 8 2006

D5020.02.02.02 Interior Florescent Fixtures**

Generally the florescent fixtures are energy inefficient T12 lamps with magnetic ballasts. The gym has recently been upgraded to 2' x 4' 6 lamp T8s with electronic ballsts. Light levels are acceptable.

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

Event: Change interior fluorescent lights to energy efficient T8s

Concern:

Old, energy inefficient lighting

Recommendation:

Replace with energy efficient T8 lamps with electronic ballasts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$149,800	High

Updated: February 8 2006

D5020.02.03. Emergency Lighting

Battery packs and remote heads all in working condition, No emergency lighting in lower level of library,shop or main electrical room. Some batteries have old style cells.

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

Event: Add emergency lighting and upgrade

Concern:

Some areas have insufficient emergency lighting for safe egress

Recommendation:

Replace old battery packs and add new heads where there is non (e.g. library lower level and electrical room).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$4,280	High

Updated: February 8 2006

D5020.02.03.03 Exit Signs

Exit lights are LED type and connected to emergency power.

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

Event: Add exit sign

Concern:

No electrical exit sign in main electrical room

Recommendation:

Install exit sign

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$535	High

Updated: February 8 2006

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

HPS luminaires mounted on building.

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

D5020.03.02 Lighting Accessories (Lighting Controls)*

Exterior lighting control is by time clock and photo cell

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

D5030.01 Detection and Alarm Fire Alarm**

Edwards 6500 14 zone fire alarm panel tied into All Knight security monitoring system. 3 spare zones. Visual alarms in portables only. No pull station or signal devices in main electrical room.

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

Event: Add Fire alarm devices in main electrical room

Concern:

Lack of pull station adjacent to exit door, No visual or audible signalling devices in main electrical room

Recommendation:

Install initiating and signaling devices

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$2,140	High

Updated: February 8 2006

D5030.02.02 Intrusion Detection**

Motion sensors in corridors. No external door contacts. Monitoring by All Knight (also monitors fire alarm)

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

D5030.02.03 Security Access**

DSC keypad at entrance

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

D5030.04.01 Telephone Systems**

Telephone system and components are Meridian with 4 outside lines

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

D5030.04.02 Paging Systems*

Dukane - speakers in corridors and classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	SEP-05

D5030.04.04 Data Systems**

Category 5e run free air except for final drops. Not FT4 rated.

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

D5030.04.05 Local Area Network Systems*

Fiber optic connection to Supernet with high speed Telus connection as backup

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	SEP-05

D5030.06 Television Systems*

Antenna with coax for cable TV

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

D5090.01 Uninterruptible Power Supply Systems**

Small ups on server

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

library study carrels, trolleys

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

E1020.05.01 Projection Screens

(2000) smart boards in various classroom locations

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

E1090.04 Residential Equipment*

(1989) est. Home economics kitchen pods complete with sinks, frigs, stoves and exhaust fans. staff room frig, microwave and dishwasher

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

basketball backboards, side-folding and fold down

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

E2010.02.03 Display Casework

stained wood entrance lobby display cases

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

E2010.02.05 Educational Facility Casework*

stained wood classroom open shelving, music room equipment storage cabinets, computer room counters, custodian room base cabinets and uppers, Electrical room full height cabinet storage, office counter and uppers, General office base and upper cabinets, classroom base cabinets and uppers, childrens cubbies, and storage cabinets , general office millwork (1989) kindergarten cubbies, library, shop area storage cabinets, bases and uppers, sewing classroom storage cabinets, staff work room - all counter tops plastic laminate

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

E2010.02.07 Kitchen Casework*

stained wood base cabinets and uppers - staff room, (1989) Home economics

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

E2010.02.09 Library Casework*

(1989) stained wood shelving and suspended upper shelving units

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

E2010.03.01 Blinds**

(1989) classroom and office vertical louvre blinds

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

E2010.04.02 Fixed Foot Grilles

North west entry fitted with pedimat

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

E2020 Moveable Furnishings*

classroom desks, chairs, computer station pods, teachers metal storage units,

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

F1010.02.04 Portable and Mobile Buildings-1998

Architectural: (1998) 4 classrooms including science room and lab, exercise workout room and instructors office and janitors room. Constructed on site as a single pod connected to the 1986 school by a wood framed std walls and roof on concrete slab link corridor. Link corridor exterior finished in pre-finished metal cladding. Portable constructed of wood framed walls and roof structure erected on permanent slab on grade. Exterior finished in metal cladding. Windows sealed aluminum awning venting units with screens. Roofing is asphalt tar and gravel. Exterior doors and frames are glazed, painted hollow metal. Interior is finished with 12x12 VCT resilient flooring, walls are stud framed with painted gypsum board, ceilings are suspended acoustic t-bar systems. Interior classroom doors are painted 3/4 hour rated fitted with lever hardware. Classroom millwork consists of stained wood shelving with plastic laminate top. Weight room floor covered with exercise mats and full height mirrors on interior wall. Weight room office finished with VCT flooring and suspended t-bar ceiling. Weight room office washroom equipped with sink, toilet, shower complete with grab bars. classrooms fitted with whiteboards, chalkboards . Mechanical: (1998) packaged roof top units for heating and cooling and programable thermostat. There is an ABC fire extinguisher just inside the corridor next to CR 153 classroom. A second ABC fire extinguisher inside door od room SCI 154. (1998) packaged roof top unit for heating and cooling and programable thermostat. This Exercise classroom complete with a change water closet, lav and shower. Electrical: (1998) 60 circuit 120/208V panel fed from main electrical panel in school feeds the portable classrooms. Communication systems (telephone, data, paging) are connectedto the main school systems. The portables have fire detection and signaling devices connected to the main fire alarm system in the school. Lighting is T12 lamps in t-bar mounted luminaires. Emergency lighting and exit lights are installed.

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

F1020.02.02 Sound-Conditioned Rooms

library pre-fabricated sound booths

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

F2020.01 Asbestos*

asbestos reported to have been removed during 1989 Modernization and additions

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

F2020.02 PCBs*

No PCB's known or reported

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

F2020.04 Mould*

No mould known or reported

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

F2020.09 Other Hazardous Materials*

no other hazardous materials known or reported

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

S8 FUNCTIONAL ASSESSMENT

K40 Current Code Issues - corridor wall firestopping

firestopping and fire dampering of penetrations through corridor walls (ceiling used as R/A plenum). Rooms 116 and 139 identified.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	0	SEP-05

Event: fire stopping and fire dampering

Concern:

corridor fire separation penetrated and openings not protected with closures

Recommendation:

firestop penetrations through corridor walls - rooms 116 and 139 in particular. Estimated cost does not include fire dampering - refer to mechanical

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$1,605	Medium

Updated: February 8 2006

K40 Current Code Issues - furnace room firestopping

furnace room wall and ceiling finishes at stage require patching and firestopping to provide continuity of fire separation. Fire dampers required on duct penetrations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	0	SEP-05

Event: repair/replace furnace room at stage - continuity of fire separation

Concern:

wall and ceiling materials are discontinuous

Recommendation:

patch, repair and firestop wall and ceiling gypsum wallboards with fire rated materials to suit the fire separation rating. install fire dampers as noted by mechanical

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$12,840	Medium

Updated: February 8 2006

K40 Current Code Issues - library exit path

Path of exit travel from Library mezzanine and lower floor areas appears to be in excess of code requirements for travel distance. recommend code review.

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

Event: egress travel distance in library

Concern:

travel distance from mezzanine and lower floor area of library appears to exceed code requirements

Recommendation:

conduct code review

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$1,605	High

Updated: February 8 2006

K40 Current Code Issues- portable link corridor access

replace corridor doors leading to portables

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	0	SEP-05

Event: replace corridor doors leading to portables

Concern:

continuity of fire separation

Recommendation:

replace corridor doors with rated assemblies

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$2,408	Medium

Updated: February 8 2006

K40 Current Code Issues-storage room fire separation

fire separation of Storage rooms adjacent to stage

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

Event: repair /replace finishes in Storage rooms adjacent to stage to achieve fire separation ratings

Concern:

fire separation of storage rooms

Recommendation:

install rated finishes to Storage rooms adjacent to stage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$26,750	Medium

Updated: February 8 2006

K40 Current Code Issues-washroom doors

(1956) corridor doors removed from boy's and girl's washroom in East wing

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

Event: review fire separation continuity

Concern:

fire separation continuity has been altered by removal of doors

Recommendation:

review fire separation continuity

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$1,605	Medium

Updated: February 8 2006

K4010.01 Barrier Free Route: Parking to Entrance

access to West entry via street sidewalk

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

K4010.02 Barrier Free Entrances - South Entry egress

No barrier free emergency egress provisions at South exits. Recommend code review of egress requirements

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

Event: provide ramp egress at two south entrances

Concern:

limited access to egress

Recommendation:

install barrier free ramps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$38,520	Medium

Updated: February 8 2006

Event: review barrier free egress at south entrances

Concern:

barrier free exit path at south points of egress don't have facility for wheelchair access to grade.

Recommendation:

code review of fire separations, travel distances regarding egress for barrier free accessibility

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$2,675	Medium

Updated: February 8 2006

K4010.02 Barrier Free Entrances-main and bus entry

North main entrance and West bus drop off entrance are not equipped with power operators.

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

Event: install power door operator

Concern:

limited access for handicapped

Recommendation:

install power operators on one pair of doors (exterior and vestibule)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$6,955	Medium

Updated: February 8 2006

K4010.03 Barrier Free Interior Circulation-library

install barrier free access to upper and lower levels in Library

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

Event: **install vertical handicap lift to lower and mezzanine library levels**

Concern:

limited accessibility

Recommendation:

install vertical handicap lift to lower and mezzanine library levels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$16,050	Medium

Updated: February 8 2006

K4010.03 Barrier Free Interior Circulation-portable link corridor

install handrails to walls in sloped floor corridor

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

Event: **install railings to walls in sloped floor corridor**

Concern:

limited accessibility

Recommendation:

install railings to walls in sloped floor corridor

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$3,478	Low

Updated: February 8 2006

K4010.04 Barrier Free Washrooms

unisex washroom provided

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

RECAPP Facility Evaluation Report



St. Mary's Junior High School

S3782

Medicine Hat

Facility Details	
Building Name:	St. Mary's Junior High School
Address:	
Location:	Medicine Hat
Building Id:	S3782
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:	\$3,745
5 year Facility Condition Index (FCI):	0%

General Summary:

Grassed yards to front entry to North and bus drop-off entry to West . Mature trees. Planter beds at front entry. Paved parking lot to South and paved play areas to South and East portions of site. Larger play fields, football pitch, baseball diamond to South beyond parking lot. galvanized chain link fences. Site grading slopes to south with play fields on two tiers. (1956) classroom block grading at north west building face shows signs of minor subsidence adjacent to the exterior wall due to water run-off from downspouts. Good

The school is services are tied into the City of Medicine Hat main services. There is a metered water service, metered irrigation water service, metered natural gas, sanitary service, storm service and fire hydrant near by. All services with the exception of the sanitary were installed in 1989 at the time of an addition. The sanitary services were likely installed in 1956. All services are in acceptable condition.

600/347V power to the school is from a 500kVA pad mounted transformer. Area lighting is by pole and building wall mounted HID lights. Plug-in receptacles for 27 vehicles. Exterior lighting and power is in good condition

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

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

S7 SITE

G1030.04 Slope Protection and Erosion Control

soft landscaping of site adjacent to (1956) classroom walls at North West including splash pads

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

Event: fill and regrade soil/sod adjacent to (1956) classroom walls to North West classroom pod. Repair/replace concrete splash pads

Concern:

moisture run-off flowing back to building wall face

Recommendation:

fill and regrade localized are of site and repair/replace concrete splash pads

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$3,745	High

Updated: February 8 2006

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

Asphalt pavement access to parking lot

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

G2010.05 Roadway Curbs and Gutters*

cast concrete curbs

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

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

curbless asphalt paved parking lot complete with drainage

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

G2020.06.02 Parking Bumpers*

pre-cast concrete wheel stops

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

G2020.06.04 Pavement Markings*

painted line markings for parking stalls

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

G2030.02 Asphalt Pedestrian Pavement**

paved pathways to east side of school to portables

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

concrete entry sidewalks to North and West Entries.

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

G2030.06 Exterior Steps and Ramps*

south entry stairs and landings

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

G2040.02 Fences and Gates**

galvanized metal chain link perimeter fencing and baseball backstop

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

G2040.03 Athletic and Recreational Surfaces**

grassed play fields, aggregate surface ball diamond, paved outdoor basketball court

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

G2040.04 Athletic and Recreational Equipment*

outdoor basketball hoops, football goal posts

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

G2040.06 Exterior Signs*

school signage over main entrance

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

G2050.01 Irrigation Systems*

Irrigation is provided to the school via separate 50mm water service. The irrigation water metre is located in the east field and has valved bypass and single backflow protection."

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

G3010.02 Site Domestic Water Distribution*

(1989) 100mm Domestic water service with 75mm stand pipe and 50mm for potable supply. Double backflow preventors on standpipe. Main valve and isolation valves - supervised. Flow alarm on stand pipe. Potable service has metre and bypass but no backflow preventors.

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

G3010.03 Site Fire Protection Water Distribution*

(1989) Siamese connection located near front entrance to the school.
Two fire hydrants are located across the street from the main school entrance.

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

G3020.01 Sanitary Sewage Collection*

school sanitary tied to municipal services

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

G3030.01 Storm Water Collection*

Commission a study to review site drainage.

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

Event: review site drainage

Concern:

Poor drainage at south parking/driveway. North and West side of school at building and East side of the school in the courtyard between the portables

Recommendation:

commission study to review site drainage and provide recommendations for site upgrade.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$5,350	Medium

Updated: February 8 2006

G3060.01 Gas Distribution*

caged PRV and gas meter on exterior west wall supplied from city main

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

G4010.01 Electrical Substations*

transformers (1989) 500Kva/13800/600/347v exterior pad mounted on South side of school

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

G4010.04 Car Plugs-ins*

plug ins for 27 cars well protected and current technology

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

G4020 Site Lighting

Pole mounted HID lights in parking area.

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