

# RECAPP Facility Evaluation Report



## St. Monica Elementary / Jr. High School

B2817A

Calgary

<b>Facility Details</b>	
<b>Building Name:</b>	St. Monica Elementary / Jr. H
<b>Address:</b>	235 - 18 Avenue S. W.
<b>Location:</b>	Calgary
<b>Building Id:</b>	B2817A
<b>Gross Area (sq. m):</b>	0.00
<b>Replacement Cost:</b>	\$9,011,400
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	Gibbs Gage Architects
<b>Evaluation Date:</b>	December 1 2004
<b>Evaluator Name:</b>	Mr. Douglas Gage

<b>Total Maintenance Events Next 5 years:</b>	<b>\$8,640</b>
<b>5 year Facility Condition Index (FCI):</b>	<b>0.1%</b>

**General Summary:**

The original building was a three storey structure of 3735 square meters built in 1965. The 1965 main floor is a split level, with the industrial arts area being lower than the main floor elevation. Access is via a quarter set of steps. A two storey addition in 1992 added 2082 square meters. The total area of the school is 5817 square meters.

The building appears to be in good condition.

**Structural Summary:**

The school is constructed of slab on grade with a concrete structure. Masonry block and brick interior walls.

The roof structure is a combination of steel joists with wood decking and metal Q deck plus precast concrete trusses.

Overall the structure appears to be in good condition.

**Envelope Summary:**

The exterior walls are finished with face brick and precast concrete fascias. Windows are double paned with aluminum frames. Entrances are insulated steel doors in steel frames. Roofing is modified SBS throughout with clay tiles above the music ancillary.

The building envelope appears to be in good condition.

**Interior Summary:**

Flooring throughout the classrooms and corridors is sheet vinyl. Carpet flooring is in the administration and library areas. Ceramic tile floor finishes located at the mud room vestibules and washrooms. Interior walls are a painted masonry block, face brick and painted gypsum board. Ceilings are suspended T-bar with acoustic tiles in classrooms and corridors with gypsum board ceilings in the washrooms.

The interior finishes appear to be in good condition.

**Mechanical Summary:**

3 AHUs serve the Gym, main 65 school and the 3rd floor with the 92 addition. Two make up air units serve the Ind Arts area. All have hot water coils. Two gas boilers distribute heat to the AHU coils, perimeter radiation cabinet & unit heaters ect.

All systems are in acceptable condition and are rated as 4, Ind Arts area make up air units need to be balanced with the multiple exhaust systems.

**Electrical Summary:**

The main switchboard is a 1600amp, 120/208volt, 3 phase, 4 wire service. Installation of power surge protection is recommended. Distribution panels are located throughout the school. Receptacles installed adjacent to sinks, located in the old science room, need to be protected by GFCI Receptacles. Interior lighting is mainly fluorescent fixtures using T-12 lamps and magnetic ballasts. Recommend upgrading lighting to T-8 fixtures with electronic ballast. Emergency lighting consists of self contained battery packs with remote heads. Fire Alarm Panel is an Edwards 6500. Panel is obsolete and replacement is recommended. PA system is also old and unreliable. School has Category 5 structured cabling. Cat 5 outlets are installed in all classrooms from grade 2 and up. Supernet was installed in 2004 and Fiber Optic cable was installed in 1993. Overall the school is in acceptable condition.

**Rating Guide**

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

## S1 STRUCTURAL

### A1010 Standard Foundations\*

Unknown

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

### A1030 Slab on Grade\*

Slab on grade.

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

### B1010.01 Floor Structural Frame\*(Building Frame) - 2nd & 3rd Levels

Concrete precast exterior walls with masonry block interior walls.

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

### B1010.01 Floor Structural Frame\*(Building Frame)j - Main Level

Concrete brick exterior walls (cladding masonry block structure).

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

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

Masonry concrete block throughout.

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

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

Cast in place concrete floor slabs to second and third levels.

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

### B1010.05 Mezzanine Construction\*

1992 - Dimensional wood framing for A.H.U. in gymnasium.

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

### B1020.01 Roof Structural Frame\*

1992 - O.W.S.J. and metal Q deck in 3rd floor mechanical room.  
 1965/1992 - Precast concrete "T's" roof structure throughout.  
 1965 - OWSJ and wood decking in gymnasium.

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

**B1020.02 Structural Interior Walls Supporting Roofs**

Concrete block masonry walls.

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

## S2 ENVELOPE

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

Original precast fascia.

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

### B2010.01.02 Masonry Units: Exterior Wall Skin

Brick masonry face throughout perimeter of school.

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

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

Unknown

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

### B2010.09 Exterior Soffits\*

Precast concrete soffits along east line of school.

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

### B2020.01.01.02 Aluminum Windows\*

Aluminum framed double glazed windows throughout with awning vents. Some windows have internal security grilles.

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

### B2020.01.01.05 Wood Windows\* Rooms 203 and 204

Wood framed glazing.

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

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

1992 - Solid core wood door steel frame with sidelites throughout.

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

### B2030.02 Exterior Utility Doors\*

Steel doors in steel frame complete with exit hardware.

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

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

Unknown

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

**B3010.02.02.02 Concrete Roofing Tiles\***

Concrete roofing tiles above music ancillary.

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

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

1990 - Modified SBS roof assembly throughout.

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

**B3010.07 Sheet Metal Roofing\***

Metal parapet caps throughout.

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

**B3010.09 Roof Specialties and Accessories\***

Permanent access to north roof areas.

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

**Event: Provide permanent access to lower north roof levels.**

**Concern:**

Permanent access will assist in maintenance program.

**Recommendation:**

Provide two permanent steel access ladders to north roof levels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$1,728	Medium

*Updated: March 4 2005*

### S3 INTERIOR

#### C1010.01 Interior Fixed Partitions\*

Concrete masonry and gypsum wall board.

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

#### C1010.03 Interior Operable Folding Panel Partitions\* Room 152

2001 - Folding partition.

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

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

Solid core wood doors with lites in steel frames.

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

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

1992 - Steel door and frame complete with wired glass sidelites to vestibule.

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

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

1965/1992 - Steel doors and frames complete with wired glass sidelites at stairwells.

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

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

Whiteboards, tackboards and chalkboards throughout

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

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

Wall and base mounted metal partitions in washrooms.

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

#### C1030.10 Lockers\*

Single tier metal lockers throughout school.

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

#### C1030.12 Storage Shelving\*

Painted metal boot shelves in student vestibules.

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



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

Commercial grade mirrors, soap dispensers, and toilet tissue holders located in all washrooms.

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

**C2010 Stair Construction\***

1965/1992 - cast in place concrete assemblies 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	100	DEC-04

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

2001 - Gypsum board partitions in the Home Economics area.

<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	DEC-04

**C3010.09 Acoustical Wall Treatment\* Room 228**

Acoustic and baffle panels.

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

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

Masonry block and gypsum board 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	DEC-04

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

Brick interior walls in original 1965 lobby.

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

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

Painted concrete floors in mechanical rooms and industrial arts.

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

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

Ceramic tile finishes in washrooms and stairwells.

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

**C3020.04 Wood Flooring\* - Gymnasium**

2001 - Clear finish hardwood strip gymnasium flooring.

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

**C3020.04 Wood Flooring\* - Stage**

Hardwood floor at stage.

<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	DEC-04

**C3020.07 Resilient Flooring\* - 1965 & 1992**

1992 - Sheet vinyl floor coverings to corridors and classrooms.

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

**C3020.07 Resilient Flooring\* - 1965 Main Floor**

2001 - Sheet vinyl floor coverings to corridors and classrooms on main floor.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	0	20	DEC-04

**C3020.08 Carpet Flooring\***

1992 - Carpet flooring in library and administration area.

<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	DEC-04

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

Exposed concrete precast roof structure in 3rd floor classrooms - painted.

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

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

Gypsum board ceilings in washrooms.

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

**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar)\* - 2nd & 3rd Levels**

1990 - Acoustic ceilings with T-bar grid in corridors throughout 2nd and 3rd levels.

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

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

2000 - Acoustic ceiling tiles with T-bar grid at main level classrooms and corridors.

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

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

Washroom ceilings.

<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	DEC-04

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

1992 addition includes elevator to all levels.

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

## S4 MECHANICAL

### D2010.01 Water Closets\*1965

Floor mounted WC with flush valves

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

### D2010.01 Water Closets\*1992

1992 wall mounted WC with flush valves

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

### D2010.02 Urinals\*1965

Stall urinals with auto flush tank

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

### D2010.02 Urinals\*1992

1992, Wall mount with auto flush tank

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

### D2010.03 Lavatories\*1965

China wall hung

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

### D2010.03 Lavatories\*1992

1992, White enamel with single lever faucets

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

### D2010.04 Sinks\*

1992, SS sinks, Music, Science rooms ect

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

### D2010.05 Showers\*

Gym showers with tempered water to individual heads

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

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

1992, China DFs

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

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

1997, Gang handwash.  
1997, Eyewash fountain.

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

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

100mm school supply from City.  
75mm to school domestic.  
100mm to hose cabinets

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

**D2020.01.02 Valves: Domestic Water 1992**

1992 side, brass gate and ball valves

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

**D2020.01.02 Valves: Domestic Water 1965**

1965, Brass gate valves

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

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

75mm on school supply.  
100mm on standpipe supply  
and Boiler feeds

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

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

1992, Rheem RF76-200, 65 usg, gas fired

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

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

1965 & 1992, Fiberglass, 25mm thick

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

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

1965 & 1992, Cast iron and copper

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

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

1965 & 1992 floor drains, cleanouts

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

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

1965 & 1992 Internal system to City storm

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

**D2040.02.04 Roof Drains\***

1965 & 1992 cast iron

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

**D2040.02.06 Area Drains\***

Catch basins in parking and gravel area

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

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

100mm to school, Boilers HWT and science rooms

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

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

1992 Two Super Hot gas boilers, AAE 2760, Two heating pumps, two glycol pumps ex tanks ect

<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	DEC-04

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

1992, Chimney and combustion air

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

**D3040.01.01 Air Handling Units: Air Distribution\* - 3rd Floor/1992 Addition**

1992, AHU-1 Eng AirLM-18C for 3rd floor and 92 addition.

<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	DEC-04

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

1965, Gym, Trane torri vent T10.

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

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

1965, AHU-2., Trane unit Main School.

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

**D3040.01.01 Air Handling Units: Air Distribution\*- Industrial Arts**

1997, Ind Arts area, Two Trane Make up air units with heating coils

<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	DEC-04

**D3040.01.02 Fans: Air Distribution\***

1992, Four Gym ceiling fans

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

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

1992, Cartridge Filters in AHUs

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

**D3040.01.03 Air Cleaning Devices:Air Distribution\* - 1965**

1965 Media Filters in AHU

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

**D3040.01.03 Air Cleaning Devices:Air Distribution\* - 1997**

1997, Ceiling mounted electric fillter in wood shop

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

**D3040.01.04 Ducts: Air Distribution\*1964**

1964 ducts, Galvanizes sheet metal

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

**D3040.01.04 Ducts: Air Distribution\*1992**

1992, galvanized sheet metal

<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	DEC-04

**D3040.01.05 Duct Accessories: Air Distribution\***

1992 & 1965, flex connections, access doors

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

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

1965 & 1992, Grilles, diffusers and linear grilles

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

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

1992, Distribution to perimeter radiation, cabinet unit heaters, unit heaters and heating coils in AHUs

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

**D3040.04 Special Exhaust Systems**

1992, Science room fume cabinet exhaust

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

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

Gym, two roof top fans.  
 1992, washroom exhaust.  
 Ind arts area, Weling booths 1997 and 2000 fans.  
 1997, Paint and dryer fans

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

**D3040.04.02 Air Cleaning Devices: Exhaust**

1997 ind arts area, Dust collection system, 100 % return air.  
 Apasco dust collection shaker unit

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

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

1997 and 1992 Galanizes sheet metal

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

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

1997 & 1992, Flex connections

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

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

1997 & 1992, Grilles

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



**D3040.05 Heat Exchangers\***

1992, Taco heat ex for glycol

<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	DEC-04

**D3050.03 Humidifiers\***

1992, AHU-1 humidifier, integral water spray,

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

**D3050.05.01 Convectors\***

1965 in hallways, Trane

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

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

1997 entrance

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

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

Perimeter radiation

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

**D3050.05.06 Unit Heaters\***

1997 unit heater, hot water in mech room

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

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

1992, boiler controls

<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	DEC-04

**D3060.02.02 Pneumatic Controls\***

1965 & 1992, Dampers T-Stats, heating valves.  
1965 Compressor with Hankinson dryer

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

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

1992, BMS, Johnson controls Metasys system to central office

<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	DEC-04

**D4020 Standpipes\***

1965 & 1992 Standpipe system to hose cabinets

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

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

1965, 1992 & 1997 fire extinguishers 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	30	DEC-04

**D4090.06 Smoke Protection & Exhaust Fans\***

Smoke protection in the ducting

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

## S5 ELECTRICAL

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

(1993) Siemens 1600amp, 120/208volt, 3 phase, 4 wire service complete with CDP. CDP has spare capacity

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

### D5010.03.03 Voltage Regulators

Voltage Surge Suppression

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

#### Event: Install Voltage Surge Protection Unit

**Concern:**

No voltage surge protection

**Recommendation:**

Install surge protection unit

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

*Updated: March 4 2005*

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

(1993 - 2002) Panelboards by Siemens, Westinghouse and Cutler Hammer. Panelboards have spare capacity.

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

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

(1993) Siemens 600amp, 208volt, 3 phase unit. No spare capacity

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

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

(1993) Allen Bradley loose starters

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

### D5020.01 Electrical Branch Wiring\*

(1965) Old Science Room, receptacles located beside sinks should be protected by GFCI receptacles. (cost is under \$1000.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	50	DEC-04

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

Controlled by LV switching

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

**D5020.02.02.02 Interior Florescent Fixtures-1992\***

(1992) Fixtures with T-12 lamps and magnetic ballasts

(1956) 3rd floor and lower floor, wood/shop area. Fixtures have T-12 lamps with magnetic ballasts. The ballasts in these fixtures may contain PCB's

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

**Event: Install new T-8 fixtures with electronic ballasts**

**Concern:**

High operating costs

**Recommendation:**

Install new T-8 fixtures with electronic ballasts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$81,000	Low

*Updated: March 4 2005*

**D5020.02.02.02 Interior Florescent Fixtures-2001/2002\***

(2001/2002) Home economics room has Fixtures with T-8 lamps and electronic ballasts

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

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

(1965) Gym has HID fixtures

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

**D5020.02.03 Emergency Lighting\***

(2002) Self contained battery packs with remote heads located in corridors etc.

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

**D5020.02.03.03 Exit Signs**

(1993) Majority of the exit lights are old style (T-6 lamps). LED style exit lights are installed in the Home Economics Room

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

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

HID lighting

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

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

Controlled by photocell

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

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

(1993) Edwards 6500 Panel complete with strobes throughout building and Active Graphic Panel located at the main entrance

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

**Event: Change out Fire Alarm Panel**

**Concern:**

Fire Alarm Panel is obsolete and it is hard to get replacement parts

**Recommendation:**

Install new Fire Alarm Panel

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$0	Medium

*Updated: March 4 2005*

**D5030.02.02 Intrusion Detection\***

(1993) Silent Knight 2820 unit with motion detectors in corridors

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

**D5030.03 Clock and Program Systems\***

(1993) School bells are controlled by a computer located in the Caretaker's Office

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

**D5030.04.01 Telephone Systems\***

(2000) Nortel Networks. (no telephone located in the elevator)

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

**D5030.04.04 Data Systems\***

((1995+) Category 5 structured cabling. Cat 5 outlets in all calssrooms from Grade 2 and up

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

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

(1995) Gym, Standalone PA system. ROS Model PC 4110 amp, Sony CD and Sony Cassette player.

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

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

(1992) Raulands PSX300 with SWC 25 switcher and Phillips cassette player

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

**Event: Install new PA System**

**Concern:**

System is old and unreliable

**Recommendation:**

Install new PA System

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

*Updated: March 4 2005*

**D5030.07 Other Communications and Security Systems-Fiber Cable\***

(1993) Fiber Optic Cable

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

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

(2004) Supernet

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

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1030.01 Vehicle Service Equipment\*

2001 - Industrial arts area includes a small "engine room".

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

### E1090.04 Residential Equipment\*

Staff kitchen houses a fridge and stove.

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

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

Wood backboards to perimeter of gymnasium.  
One electronic backboard in gymnasium.

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

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

2001 - Drop down divider curtain in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	15	DEC-04

### E2010.02.07 Kitchen Casework\*

Plastic laminated counter top with wood panel counter and cupboard doors.

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

### E2010.02.08 Laboratory Casework\*

Laminated plywood cabinets and counters in science rooms.

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

### E2010.02.09 Library Casework\*

Clean finish plywood shelf units.

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

### E2010.03.06 Curtains and Drapes\*

Fabric curtains throughout.

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

**E2020 Moveable Furnishings\***

Student desks are a combination of one piece wood desk and seat on a metal base and plastic seats (metal frame) with metal tables.

Administration desks primarily wood with wood chairs.

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



**Facility Details**

**Building Name:** St. Monica School  
**Address:**  
**Location:** Calgary  
  
**Building Id:** S2817  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Gibbs Gage Architects  
**Evaluation Date:** December 1 2004  
**Evaluator Name:** Mr. Douglas Gage

**Total Maintenance Events Next 5 years:**  
**5 year Facility Condition Index (FCI):** **0%**

**General Summary:**

The building is adjacent to a main road on the west, with secondary roads north and south. The east property line abuts to another building and property. The main entrance is located on the north west corner, with access from the north and west lanes. Staff parking is located on the south east corner of the building with a drive and parking lane adjacent to the building's east face. An open play area is located south of the school incorporating an asphalt area, grassed area and playground equipment. The south lane is designated as the bus drop off area.

The site appears to be in acceptable condition.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

**Rating Guide**

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

## S7 SITE

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

Asphalt paved lane adjacent to east face of building from staff parking to north City street.

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

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

Asphalt paving complete with concrete curb along east lane of school building.

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

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

Asphalt paved parking lot S.E. corner of property complete with parking lane adjacent to the east face of the school.

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

### G2020.06.02 Parking Bumpers\*

Precast concrete car stops in staff parking lot area.

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

### G2020.06.03 Parking Lot Signs\*

Metal parking signage.

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

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

Concrete sidewalk from City streets to main entrance.

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

### G2040.02 Fences and Gates\*

Chain link fence enclosing west and south play areas , and enclosing parking area.

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

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

Asphalt paved recreation area, metal playground equipment and basket ball nets.

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

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

Benches located on west grassed area and adjacent to playground equipment. Metal garbage containers on site.

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

**G2040.06 Exterior Signs\***

Metal signage fixed to the building adjacent to the main entrance and adjacent to the old entrance on the north face of the building.

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

**G2040.08 Flagpoles\***

One flagpole at main entrance.

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

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

Grassed boulevards north and west of building.

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

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

Mature trees and shrubs located on the N.W. corner boulevards and in the west park area of playground.

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

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

100mm to school only.

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

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

Street hydrants only.

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

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

To school only, City connected.

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

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

School internal rain waters to City storm system.  
Catchbasins in playground to City storm system.

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

**G3060.01 Gas Distribution\***

Gas to school meter room only.

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

**G4010.01 Electrical Substations\***

Suspected vault. Location unknown.

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

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

Distribution lines are run underground.

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

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

Car plug-ins. Repaired through regular maintenance. Controlled by temperature sensor and time clock.

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

## S8 FUNCTIONAL ASSESSMENT

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

Temporary street parking area designated on north lane adjacent to main entrance identified by street signage.

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

**Event:** Provide permanent barrier free parking stall in parking area complete with barrier free access to the building.

**Concern:**

No permanent, long term, parking available on site.

**Recommendation:**

Designated barrier free parking stall within existing parking lot, with clear access to the school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$1,080	Low

*Updated: March 4 2005*

### K4010.02 Barrier Free Entrances

Main entrance vestibule doors and staff parking lot access doors.

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

**Event:** Install power assisted door operators to vestibule doors at main entrance and to staff parking entrance.

**Concern:**

Barrier free access to the school is limited for a single wheelchair user.

**Recommendation:**

Provide power assisted door operators to the main entrance vestibule doors and to the main access from the staff parking area.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$6,480	Low

*Updated: March 4 2005*

**K4010.03 Barrier Free Interior Circulation**

Internal elevator access all levels with the exception of lower main floor industrial arts level.

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

**Event:** **Provide barrier free access to industrial arts level classroom.**

**Concern:**

No provision of barrier free access.

**Recommendation:**

Provide power assisted chair lift to industrial arts level and widen four (4) existing doorways to provide circulation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$12,960	Low

*Updated: March 4 2005*

**K4010.04 Barrier Free Washrooms**

Barrier free washrooms located on the first and second levels (in the 1992 section).

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