

RECAPP Facility Evaluation Report

Greater St. Albert Catholic Regional Division No. 29



Vincent J. Maloney School

B4084A

St. Albert

Facility Details

Building Name: Vincent J. Maloney School
Address: 20 Mont Clare Place
Location: St. Albert

Building Id: B4084A
Gross Area (sq. m): 0.00
Replacement Cost: \$6,888,826
Construction Year: 0

Evaluation Details

Evaluation Company: Stephens Kozak Carr and Brown
Evaluation Date: June 2 2005
Evaluator Name: Mr. Eric Lumley

Total Maintenance Events Next 5 years: **\$60,990**
5 year Facility Condition Index (FCI): **0.89%**

General Summary:

The original building is masonry construction, constructed in 1985. The building is generally in good condition.

Structural Summary:

The structure comprises concrete slab on grade and piles, with loadbearing concrete block and dual block walls supporting a steel roof structure. There are some exposed Glu-lam beams used as architectural features. Generally the structure is in good condition.

Envelope Summary:

The envelope is a brick facing brick veneer with anodized aluminum windows and polycarbonate skylights. The entrance doors and sidelights are insulated hollow metal in steel frames, with georgian wired glass. There is an inverted roof system. The envelope is generally in good condition.

Interior Summary:

The corridors are terrazzo on concrete. Classrooms are sheet vinyl and carpet flooring. Painted concrete block walls and gypsum board walls. washrooms have ceramic mosaic tile flooring and ceramic wall tiles. Ceilings are generally t-bar with washroom and storage rooms having painted gypsum board. There is extensive use of decorative wood boards to the ceilings, in combination with skylights. There is a decorative brick mural in the lunch area. Generally the interior finishes are in good condition.

Mechanical Summary:

School construction in 1986. Heating system consists of two natural draft copper tube boilers, two base mounted circulation pumps, distribution piping to heating elements. Glycol heat exchanger and distribution piping to air system preheat coils. Ventilation provided via four (4) built up air system and low velocity ductwork distribution. Exhaust fans expel foul odors. Plumbing fixtures and brass are commercial quality. Fire protection consists of fire extinguishers and wet sprinklers at skylights.

Items found during review which should be addressed are:

- Install air conditioning for computer rooms.
- Install backflow preventers to eliminate possible contamination of potable water system.
- Replace boiler chimney.
- Install return air fan on one air system.
- Install gas fired humidifiers.
- Install make up air for science room.
- Install make up air for kitchen.
- Conduct study to review updated CTS requirements.

Mechanical systems and components are in good condition.

Electrical Summary:

The school has a 1200 Amp, 120/208 Volt, 3 Phase, 4 Wire electrical service. The MDP can accept additional loads and additional breakers. Branch circuit panels are in good condition. The lighting system has been retrofitted and upgraded with T8, 32 watt lamps and electronic ballasts. Emergency lighting is provided by a diesel fueled emergency generator and an emergency distribution system. The fire alarm system is a Simplex 4100U FACP with bells and hardwired devices. The sound & intercommunication system is a Rauland Tele-Centre 21, a separate Meridian

telephone system. Data wiring is a Category 5 system. Overall electrical condition of school is acceptable.

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***

Concrete grade beams and piles.

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

A1030 Slab on Grade*

Concrete slab on grade throughout.

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

B1010.01 Floor Structural Frame*(Building Frame)

Loadbearing concrete lock and Dual block walls supporting steel roof structure. Exposed Glu-lam beams in some areas used as architectural feature.

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

B1010.02 Structural Interior Walls Supporting Floors*

Loadbearing concrete block supporting upper mechanical room floor.

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

B1010.03 Floor Decks, Slabs, and Toppings*

Structural concrete slab to floor of upper mechanical room.

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

B1010.06 Ramps: Exterior**

Concrete ramp to rear entrance.

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

B1010.07 Exterior Stairs**

Structural concrete stoops at entrances.

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

B1020.01 Roof Structural Frame*

OWSJ and steel decking.

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

B1020.04 Canopies*

Steel frames entrance canopy with facing brick fascia and cedar board soffit.

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

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin***

Facing brick rain screen to exterior walls.

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

B2010.01.06.03 Metal Siding**

Anodized aluminum vertical siding in two locations where skylights have been removed and clerestorey windows added.

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

B2010.09 Exterior Soffits*

Cedar boards to soffits at window projections and entrance canopy.

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

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

Bronze anodized aluminum windows with integral venetian blinds.

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

B2030.01.02 Steel-Framed Storefronts**

Insulated hollow metal doors and sidelights at entrances. Georgian wired glass to sidelights.

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

B2030.03 Large Exterior Special Doors*

Sectional metal insulated overhead door to ancillary CTS area at rear of school.

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

B3010.04.08 Membrane Roofing (Inverted/ Protected)**

Inverted roof system.

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

B3010.08.02 Metal Gutters and Downspouts**

Internal roof drainage system discharging through the walls to concrete splashpads at three locations.

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

B3020.01 Skylights**

Polycarbonate barrel skylights and pyramid skylights throughout corridor system.

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

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

Non-loadbearing concrete block and gypsum board finish to steel studs.

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

C1010.05 Interior Windows*

Georgian wired glass in steel frames.

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

C1020.01 Interior Swinging Doors**

Solid core veneer finish doors in steel frames.

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

C1020.03 Interior Fire Doors*

Labelled steel doors and frames to mechanical rooms and storage rooms.

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

C1020.04 Interior Sliding and Folding Doors*

Vinyl faced accordian door to staff room coat closet.

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

C1030.01 Visual Display Boards**

Combination of whiteboard, chalkboard and tackboard throughout.

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

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

Baked enamel finish to metal toilet partitions.

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

C1030.06 Handrails*

Pipe rail handrails to stairs to upper mechanical rooms.

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

C1030.08 Interior Identifying Devices*

Door mounted interior signage.

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

C1030.10 Lockers**

Double tier metal lockers in corridors.

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

C1030.12 Storage Shelving*

Birch veneer finish to adjustable shelving in storage rooms.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Mirrors, soap dispensers, electric hand dryers, toilet tissue dispensers, handicap grab bars in barrier free washrooms.

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

C2010 Stair Construction*

Steel checkerplate treads and steel channel stringers to stair to upper mechanical rooms.

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

C3010.04 Gypsum Board Wall Finishes*

Gypsum board finish to interior partitions.

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

C3010.06 Tile Wall Finishes**

Ceramic tile wall finish to washrooms and kitchen.

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

C3010.11 Interior Wall Painting**

Painted wall finish throughout. Desco high glaze finish to concrete block in corridors.

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

C3020.01 Concrete Floor Finishes (Paint)*

Painted concrete floor slab in mechanical rooms and CTS area.

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

C3020.02 Tile Floor Finishes**

Ceramic mosaic tile flooring in washrooms.

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

C3020.03 Terrazzo Floor Finishes*

Terrazzo flooring throughout corridor and entrance areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	70	JUN-05

C3020.04 Wood Flooring**

Hardwood flooring in gymnasium.

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

C3020.07 Resilient Flooring**

Sheet vinyl flooring in classrooms.

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

C3020.08 Carpet Flooring**

Carpeting in general office and staff areas, and library.

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

C3020.11 Floor Painting

Painted concrete floor slabs in mechanical rooms.

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

C3030.02 Ceiling Paneling (Wood)*

Decorative wood boards to lunch area and main corridors and entrances.

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

C3030.04 Gypsum Board Ceiling Finishes*

Gypsum board finish to washrooms and storage rooms.

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

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

T-bar ceilings throughout staff and classroom areas, as well as some corridors.

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

C3030.07 Interior Ceiling Painting**

Washrooms and storage rooms have painted gypsum board finish.

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

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

Floor mounted, open front seat, flush valve and flush tank.

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

D2010.02 Urinals**

Stall and wall hung urinals, flush valves.

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

D2010.03 Lavatories**

Stainless steel with time delay brass.

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

D2010.04 Sinks**

Stainless steel counter sinks with swing spout, stainless steel Art Room sink, ABS Photographic sink.

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

D2010.05 Showers**

Institutional head, central mix valve, time delay push button valve. Instructors pressure balanced, institutional head.

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

D2010.08 Drinking Fountains / Coolers**

Wall hung, porcelain and stainless steel, non-refrigerated.

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

D2010.09 Other Plumbing Fixtures**

Handicap water closet, floor janitor sink complete with vacuum breaker. Bradley wash fountains, dishwasher in Home Economics, three compartment kitchen sink with heating element.

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

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping and fittings.

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

D2020.01.03 Piping Specialties (Backflow Preventors)**

Exterior hose bibbs complete with vacuum breakers. Domestic cold water backflow preventer installed. Backflow preventer installed on heating system make up line and water softener make up line.

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

D2020.01.03 Piping Specialties (Backflow Preventors) Fire Line**

Fire line complete with two check valves at domestic water line take off.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	JUN-05

Event: Install backflow preventer on fire line.

Concern:

Backflow preventer not installed on fire line.

Recommendation:

Install backflow preventer with supervised valves on fire line.

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

Updated: November 9 2005

D2020.02.02 Plumbing Pumps: Domestic Water**

In line domestic hot water recirculation pump.

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

D2020.02.06 Domestic Water Heaters - 1986**

One (1) Jetglass domestic heater, 450,000 BTU/hr.

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

Event: Install new domestic hot water heater.

Concern:

Probable failure as other heater required replacement in 2005.

Recommendation:

Install new domestic hot water heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$9,630	High

Updated: November 9 2005

D2020.02.06 Domestic Water Heaters - 2005**

One (1) John Wood Domestic Heater, 179,000 BTU/hr (replaced 2005).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	20	JUN-05

D2020.03 Water Supply Insulation*: Domestic

Domestic hot, cold, recirculation piping insulated.

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

D2030.01 Waste and Vent Piping*

Cast iron, copper.

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

D2030.02 Waste Piping Specialties*

Bottle traps on Science Room sinks.

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

D2030.03 Waste Piping Equipment*

Art Room interceptors. Grease interceptor in kitchen.

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

D2040.01 Rain Water Drainage Piping Systems*

Rain water leaders from roof hoppers discharge to grade.

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

D2040.02.04 Roof Drains**

Cast iron domes, full flow, inverted roof.

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

D3010.02 Gas Supply Systems*

Gas distribution piping to heating boilers, steam boiler, domestic hot water heaters, Science Rooms.

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

D3020.01.01 Heating Boilers & Accessories: Steam**

One (1) Fulton fuel fired steam boiler, input 259,000 BTU/hr.

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

D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers**

Class A chimney.

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

D3020.01.04 Water Treatment: Steam Boilers*

Water softener, brine tank, chemical injector.

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

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

Two (2) Raypak water tube boilers, input: 2,790,000 BTU/hr complete with low water cut off, relief valve, flow switch.

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

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

Class B chimney. Chimney rusting. Combustion air tempered via unit heater.

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

Event: Replace chimney.

Concern:

Chimney casing rusting.

Recommendation:

Replace chimney.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$8,560	High

Updated: November 9 2005

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

Side stream filter and chemical pot feeder.

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

D3020.05 Auxiliary Equipment: Heat Generation*

Air cushion horizontal expansion tank.

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

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

Field fabricated air system for gymnasium, complete with supply fan (4650 l/s), return fan 4163 l/s), motorized fresh, return, exhaust air dampers, filter bank, glycol preheat coil with three-way control valve, low velocity ductwork distribution, ducted return air.

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

D3040.01.01 Air Handling Units: Air Distribution HE/Art/Lunch/Music**

Field fabricated air system for Home Economics, Art Room, Lunch Study and Music Room. Complete with supply fan (3684 l/s), motorized fresh, return, exhaust air dampers, filter bank, glycol preheat coil with three-way valve, low velocity ductwork, ceiling return air.

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

Event: Install return air fan.

Concern:

Use of supply fan only cannot guarantee correct differential between supply and return air. Motorized damper motor disconnected due to frequent freeze thermostat activation.

Recommendation:

Install return air fan to guarantee fresh air for occupant load and assist in eliminating nuisance freezestat activation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$32,100	High

Updated: November 9 2005

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

Field fabricated air system for Industrial Arts complete with supply fan (3608 l/s) motorized fresh, return dampers, filter bank, glycol preheat coil with three-way valve, low velocity ductwork ducted air return.

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

D3040.01.01 Air Handling Units: Air Distribution South & Centre**

Field fabricated air system for south end and centre rooms, complete with supply fan (6750 l/s), return fan (6120 l/s) motorized fresh, return, exhaust air dampers, filter bank, glycol preheat coil with three-way control valve, low velocity ductwork distribution, ceiling return air.

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

D3040.01.03 Air Cleaning Devices:Air Distribution*

Air system filter section complete with 50 mm throw away filters.

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

D3040.01.04 Ducts: Air Distribution*

Low velocity above ground supply duct work to air outlets.

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

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Air outlets vary as to type. Square diffusers, adjustable grilles Punka grilles, egg crate and linear return.

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

D3040.02 Steam Distribution Systems: Piping/Pumps**

Black iron piping to humidifiers. Condensate piped to drain.

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

D3040.03.01 Hot Water Distribution Systems**

Two (2) inline circulation pumps circulate hot water via black iron piping to radiation, unit heater, heat exchanger, entrance heaters, reheat coils.

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

D3040.04 Special Exhaust Systems

Recirculation dust collector with related ductwork and hoods. Complete with automatic shaker.

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

D3040.04 Special Exhaust Systems - CTS

CTS area requires in depth review and make up requirements.

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

Event: **Conduct study to review and determine exhaust and make up air requirements to suit updated requirements.**

Concern:

Several exhaust systems disconnected, several hoods appear ineffective.

Recommendation:

Conduct study to determine CTS exhaust hood, exhaust and make up air volumes to suit updated CTS requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$8,560	Medium

Updated: November 9 2005

D3040.04 Special Exhaust Systems - Inline

Inline engine exhaust fan with flexible exhaust ducts. Not in use.

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

D3040.04 Special Exhaust Systems - Range Hood

Range hood with washable filters in kitchen. No make up air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JUN-05

Event: Install make up air unit for kitchen.

Concern:

No make up air for kitchen range hood.

Recommendation:

Install make up air unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$32,100	High

Updated: November 9 2005

D3040.04 Special Exhaust Systems - Science Room

Fume hood in Science Room. No make up air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JUN-05

Event: Install make up air unit for Science Room.

Concern:

No make up air for Science room fume hood.

Recommendation:

Install make up air unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$21,400	High

Updated: November 9 2005

D3040.04.01 Fans: Exhaust**

Roof exhaust fans dome type. Ceiling and inline exhaust fans, residential range hood.

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

D3040.04.03 Ducts: Exhaust*

Low velocity ductwork to exhaust air outlets and fans.

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

D3040.04.04 Ducts Accessories: Exhaust

Balancing dampers provided in branch line ducts. Fire dampers installed at duct rated wall penetrations.

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

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate exhaust air grilles.

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

D3040.05 Heat Exchangers**

Shell and tube glycol/water heat exchanger for air systems preheat coils, two inline circulation pumps, chemical pot feeder, glycol fill tank.

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

D3050.01.01 Computer Room Air Conditioning Units**

Three computer rooms and server room have no air conditioning. Rooms get hot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JUN-05

Event: Install ductless air conditioning units.

Concern:

Three (3) computer rooms and server room get hot.

Recommendation:

Install ductless air conditioning units for each room (total of 4).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$128,400	High

Updated: November 9 2005

D3050.02 Air Coils**

Hot water duct coils installed in ductwork serving interior rooms with no auxiliary heat. Total of twelve (12).

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

D3050.03 Humidifiers**

Steam grid humidifiers installed in three (3) air systems. Condensate to drain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	JUN-05

Event: Install gas fired humidifiers.

Concern:

Humidification de-energized due to high maintenance costs. Alberta Infrastructure Standards and Guidelines for School Facilities recommends humidification.

Recommendation:

Install low maintenance gas fired humidifiers and steam grids (total of three).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$117,700	High

Updated: November 9 2005

D3050.05.02 Fan Coil Units**

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

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

D3050.05.03 Finned Tube Radiation**

Perimeter rooms provided with wall fin radiation in radiation enclosure and within millwork.

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

D3050.05.06 Unit Heaters**

Horizontal unit heaters in emergency generator room, meter room and mechanical room. Vertical throw unit heaters in fan rooms, gymnasium, industrial arts.

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

D3060.02.02 Pneumatic Controls**

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

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

D3060.02.03 Pneumatic and Electric Controls

Transducers to integrate pneumatic components with BMCS.

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

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

Siemens BMCS. System controls equipment activation and assists in maintaining building environment.

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

D3090 Other Special HVAC Systems and Equipment*

Diesel emergency generator complete with motorized fresh, return, exhaust dampers, diesel transfer pump, auxiliary storage tank.

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

D4010 Sprinklers: Fire Protection*

Wet sprinkler for skylight areas only.

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

D4030.01 Fire Extinguisher, Cabinets and Accessories**

ABC fire extinguishers installed in cabinets and on wall brackets.

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

D4090 Other Fire Protection Systems*

Kitchen range hood complete with dry chemical fire suppression system. Fire blanket and emergency gas shut off provided in Science Room. Fire blanket provided in Industrial Arts.

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

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

Fortis pad mounted transformer located southwest of the school. Underground secondary to MDP.

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

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

MDP is a FPL, 1200 Amp, 120/208V-3 Phase-4 Wire. Demand meter reads 60 kVA (170 amps). No TVSS. MDP has spaces for additional breakers and additional loads. MDP located in southwest main electrical room.

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

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

Branch circuit panels are 120/208V - 3 Phase - 4 Wire, 225A bussing, FPL, surface and flush, located throughout the school. Panels have spaces for additional breakers.

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

D5010.07.02 Motor Starters and Accessories**

Loose motor starters in mechanical rooms. Klockner-Moeller starters.

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

D5020.01 Electrical Branch Wiring*

Branch wiring in conduit systems, metallic armoured cable (BX).

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

D5020.02.02.02 Interior Florescent Fixtures**

Retrofit program in 1995. T8 lamps (Sylvania F032/835/ECO) and electronic ballasts.

Industrial Arts - surface striplights c/w reflector and MH fixtures.

Mechanical, Electrical and Storage Rooms - surface striplights.

Library, Classrooms, Corridors, Administration Areas, Computer Room - recessed 2X4, acrylic lensed fixtures.

Portable Classrooms, Washrooms - 1X4, surface, wraparound acrylic lensed fixtures.

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

D5020.02.02.03 Interior Metal Halide Fixture*

Lighting upgraded in 1995. Gymnasium utilizes 400 watt, metal halide, industrial, wire guarded fixtures. Industrial Arts utilizes 175 watt, metal halide, industrial fixtures.

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

D5020.02.02.05 Other Interior Fixtures*

EXIT lights upgraded in 1995. EXIT light units are retrofitted with LED lamps, metal body, red letters, powered from emergency generator.

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

D5020.02.03 Emergency Lighting*

Selected light fixtures connected to emergency distribution panels.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

HPS wall packs. Poor lighting around the school.

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

Event: Provide additional HPS wall packs.

Concern:

Vandalism, poor lighting.

Recommendation:

Add HPS wall packs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$14,980	Low

Updated: November 9 2005

D5030.01 Detection and Fire Alarm**

Simplex 4100U FACP in center west mechanical room, Simplex 4602 FAAP in main lobby. Hardwired devices, only bells, no strobes.

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

D5030.02.02 Intrusion Detection**

Gemini System located in center west mechanical room. PIR's throughout school. Entry keypads located in staff entrances. Kentech KT-300 key fob entry system at staff entrances. System consists of control panel, proxy reader, electric strike, key fob and door panic hardware.

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

D5030.02.04 Video Surveillance**

Computer based DVR, color monitor in center south electrical room. 1 color and 15 black & white cameras throughout the school.

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

D5030.03 Clock and Program Systems**

120 volt and battery clocks throughout the school.

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

D5030.04.01 Telephone Systems**

Meridian telephone system located in southwest electrical room. Telephone sets in staff areas.

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

D5030.04.02 Paging Systems*

Paging system is a Rauland Tele-Centre 21.

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

D5030.04.04 Data Systems**

Data hub located in south center electrical room. Category 5 cabling system.

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

D5030.05 Public Address and Music Systems**

Rauland Tele-Centre 21 sound & intercommunication system located in infirmary of the administration suite. Classrooms and corridors have ceiling speakers. Classrooms have handsets. Sound system is not integrated with telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	20	JUN-05

D5090.02 Packaged Engine Generator Systems (Emergency Power System)**

Waterous 42 1/2 kVA, 34 kW, 120/208V - 3 Phase - 4 Wire, diesel fueled gen set in southwest main electrical room. 19 running hours, Asco transfer switch.

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.03 Food Service Equipment***

Kitchen equipped with commercial stove, ovens and griddle. Deep fryer. Ice cream / slurpy machine, chest freezer and two fridges.

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

E1090.04 Residential Equipment*

Home economics classroom equipped with 2 stoves, 3 cook tops, 1 dishwasher, 5 microwaves and 3 convection ovens.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Gymnasium equipped with electric operated divider curtain, four sidewall wooded basketball backstops (two upswing) and two glass main court basketball backstops.

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

E2010.02.05 Educational Facility Casework*

Plastic laminate finish to counters. Birch veneer finish to shelving units.

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

E2010.02.07 Kitchen Casework*

Stainless steel work counters. Plastic laminate finish to upper storage cupboards.

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

E2010.02.08 Laboratory Casework*

Science rooms equipped with plastic laminate counters and birch veneer finish to upper cupboard and base cabinets.

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

E2010.02.09 Library Casework*

Millwork work station and library shelving.

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

E2010.03.01 Blinds**

Windows have integral venetian blinds.

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

E2010.06 Fixed Interior Landscaping*

Planters bench seating in corridor adjacent to lunch room and library.

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

E2020 Moveable Furnishings*

Office and classroom furniture and equipment throughout.

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

F1010.02.04 Portable and Mobile Buildings (1977) (Two Portables)

Two portables, located to the school in 1987. Frame construction. Stucco exterior to one of the units, vertical metal siding to the other unit. Vinyl flooring. Vinyl faced gypsum board to walls. T-bar ceilings. Clear anodized aluminum windows. Combination of whiteboard, chalkboard and tackboard. 2 ply SBS roofing to one units, tar and gravel roof to one unit. Mechanically the system comprises downflo furnaces complete with manual fresh air and return air dampers. Ductwork joints are not sealed. Programmable thermostats control occupied / unoccupied cycles.

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

Event: Mechanical Systems replacement.

Concern:

Manual fresh air and return air damper arrangement cannot guarantee required fresh air for occupants.

Recommendation:

Remove existing mechanical systems and replace with packaged units with integral motorized fresh air, return air and exhaust dampers. Install carbon dioxide sensor to modulate amount of fresh air. Controls connected to B.M.C.S.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$85,600	High

Updated: November 9 2005

F1010.02.04 Portable and Mobile Buildings (2000) (One Portable)

One portable located to the school in 2000. Frame construction. Stucco exterior. Clear anodized aluminum windows. Plastic laminate top to birch veneer shelving units. Solid core wood door in steel frame to corridor. Insulated steel door in steel frame to exterior. Combination of whiteboard, chalkboard and tackboard. 2 ply SBS roofing. Heating and ventilation provided via furnace with motorized fresh air and return air dampers. Exhaust fan and return air connected to a common exhaust duct. Maxitrol control installed in supply duct to provide minimum discharge air temperature. Programmable thermostat provides occupied / unoccupied cycles.

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

F1010.02.04 Portable and Mobile Buildings 1980 (One Portable Relocated 2002)

One portable located to the school in 2002. (1980 vintage). Frame construction. Stucco exterior. Clear anodized aluminum windows. Plastic laminate top to birch veneer shelving units. Solid core wood door in steel frame to corridor. Insulated steel doors in steel frames to exterior. Combination of whiteboard, chalkboard and tackboard. 2 ply SBS roofing. Heating and ventilation provided via furnace package with Palm Aire enclosure with motorized fresh air and return air dampers. Operated by bi-metallic strip which has failed and dampers do not modulate. Furnace is original. Ductwork joints not sealed. Evidence of downdrafting. ABC fire extinguisher.

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

Event: Mechanical System replacement.

Concern:

Failed fresh air and return air dampers cannot guarantee required fresh air for occupants.

Recommendation:

Remove existing mechanical system and replace with packaged unit with integral motorized fresh air, return air and exhaust dampers. Install carbon dioxide sensor to modulate amount of fresh air. Controls connected to B.M.C.S.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$42,800	High

Updated: November 9 2005

F1010.02.04 Portable and Mobile Buildings(1974) (Four Portables)

Four portables located to the school in 1984. Frame construction. Stucco exterior. Clear anodized aluminum windows. Painted gypsum board walls. Stipple gypsum board ceilings. Plastic laminate counter top to birch veneer shelving units. Solid core wood doors in steel frames. Combination of whiteboard, chalkboard and tackboard. Insulated steel doors in steel frames to exterior. Full height steel lockers in corridor. Carpet flooring throughout. 2 ply SBS roofing. Mechanical systems comprise downflo furnaces complete with manual fresh air and return air dampers. Ductwork not sealed. Evidence of downdrafting. Residential style thermostat cycles furnace blower and burner to maintain set point. ABC fire extinguisher.

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

Event: Mechanical Systems replacement.

Concern:

Manual fresh air and return air damper arrangement cannot guarantee required fresh air for occupants.

Recommendation:

Remove mechanical systems and provide packaged units with integral motorized fresh air, return air and exhaust dampers. Install carbon dioxide sensors to modulate amount of fresh air. Controls connected to B.M.C.S.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$171,200	High

Updated: November 9 2005

F1010.02.05 Grandstands and Bleachers**

Bleachers in gymnasium.

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

F2020.01 Asbestos*

Non identified. Due to age and construction of building it is unlikely there is any fraible asbestos material present.

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

S8 FUNCTIONAL ASSESSMENT**K3010 Building Services**

No issues identified.

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

K3020 Indoor Environment

No issues identified.

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

K40 Current Code Issues

No issues identified.

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

K4010.01 Barrier Free Route: Parking to Entrance

Handicap curb provided.

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

K4010.02 Barrier Free Entrances

Power assist provided at main entrance.

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

K4010.03 Barrier Free Interior Circulation

Barrier free internal circulation provided.

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

K4010.04 Barrier Free Washrooms

Barrier free washrooms provided.

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

RECAPP Facility Evaluation Report

Vincent J. Maloney School

S4084
St. Albert

Facility Details

Building Name: Vincent J. Maloney School
Address:
Location: St. Albert

Building Id: S4084
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:
5 year Facility Condition Index (FCI): **0%**

General Summary:

Site generally functional and in acceptable condition. Playing field shared with High School. Underground fuel tank for emergency generator in need of replacement.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

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

Asphalt surfaced access roads and fire lane around the school.

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

G2010.04 Rigid Roadway Pavement (Concrete)**

Concrete drop off lane at front of school

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

G2010.05 Roadway Curbs and Gutters*

Concrete curbs to access roads and fire lanes around the school.

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

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

Asphalt surfaced parking lot.

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

G2020.05 Parking Lot Curbs and Gutters*

Concrete curbs to parking lot. Surface drainage to catch basin.

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

G2020.06.02 Parking Bumpers*

Precast concrete wheelstops.

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

G2020.06.03 Parking Lot Signs*

Freestanding metal reflective parking lot signs.

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

G2020.06.04 Pavement Markings*

Painted parking stall lines.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete sidewalk at front of school.

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

G2030.06 Exterior Steps and Ramps*

Concrete ramp tp rear entrance. Concrete stoops at entrances.

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

G2040.02 Fences and Gates**

None.

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

G2040.03 Athletic and Recreational Surfaces**

Combination soccer / football field shared with high school.

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

G2040.05 Site and Street Furnishings*

Circular wooden bench seating at flagpole location. Steel bicycle racks on asphalt pad at front of school.

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

G2040.06 Exterior Signs*

Building signage mounted on entrance canopy fascia.

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

G2040.08 Flagpoles*

Aluminum flagpole at main entrance.

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

G2040.11 Retaining Walls*

Concrete ramp at rear of school has side wall retaining walls of cast in place concrete.

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

G2050.04 Lawns and Grasses*

Site is grassed.

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

G2050.05 Trees, Plants and Ground Covers*

Mature deciduous and evergreen trees to the front and rear of the school, as well as some flowering shrubs.

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

G3010.02 Site Domestic Water Distribution*

Domestic water connected to municipal main.

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

G3010.03 Site Fire Protection Water Distribution*

Fire hydrant within 45m of main entrance. Second hydrant at rear of school.

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

G3020.01 Sanitary Sewage Collection*

Sanitary sewer connected to municipal main.

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

G3030.01 Storm Water Collection*

Building drainage to grade.

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

G3030.03 Storm Water Ponds and Reservoirs*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	

G3060.01 Gas Distribution*

Utility gas line to interior meter.

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

G3060.04 Fuel Storage Tanks*

Underground diesel fuel storage tank for emergency generator.

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

Event: **remove underground fuel oil storage tank and install above ground tank.**

Concern:

Possible soil contamination due to tank failure.

Recommendation:

Remove underground fuel oil storage tank and install above ground tank.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2006	\$53,500	High

Updated: November 9 2005

G4010.04 Car Plugs-ins*

34 energized parking stalls. 13 car parking pedestals on the south-east side of the parking lot, 5 pedestals on the north-east side. Receptacles are contactor controlled.

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

G4020.01 Area Lighting*

HPS wall packs are provided on building exterior. Pole mounted luminaires are located in the staff parking area.

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