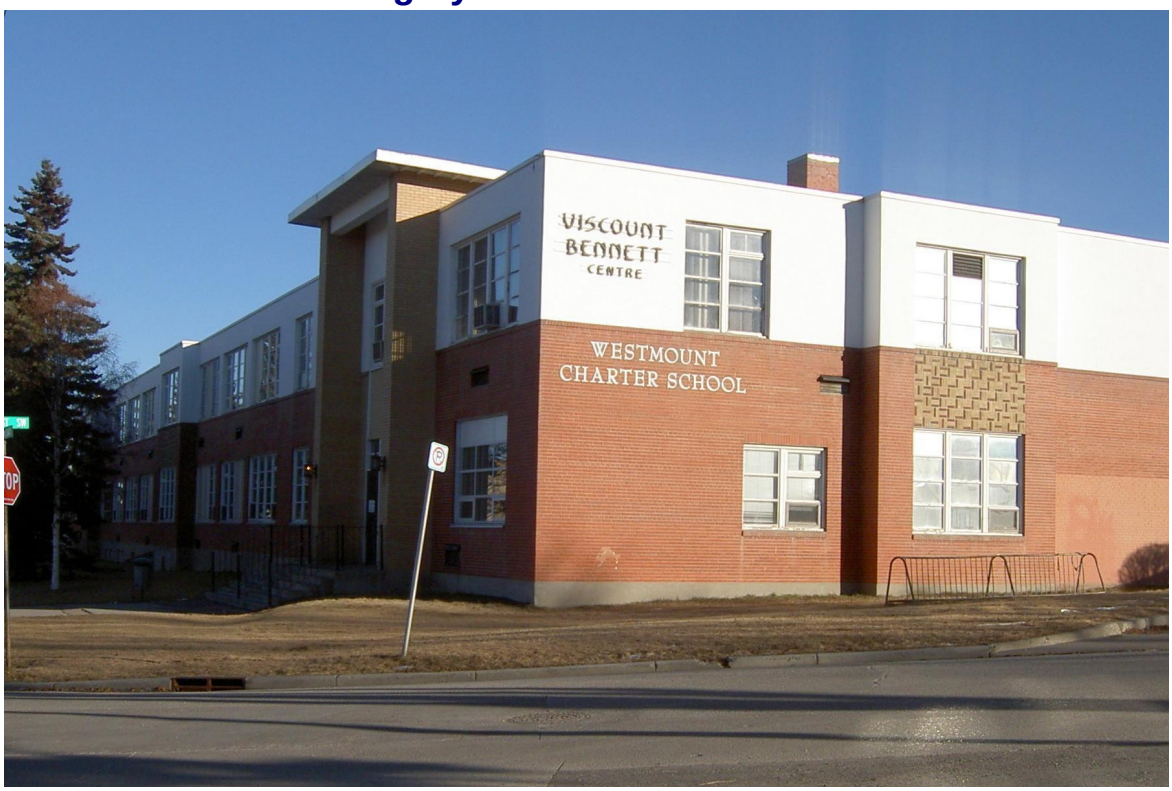
RECAPP Facility Evaluation Report

Calgary School District #19



Viscount Bennett School

B2514A
Calgary

Report run on: February 6, 2006 3:58 PM

Facility Details

Building Name: Viscount Bennett School
Address: 2519 Richmond Road S. W.
Location: Calgary

Building Id: B2514A
Gross Area (sq. m): 18,184.90
Replacement Cost: $31,671,564
Construction Year: 0

Evaluation Details

Evaluation Company: Quinn Young
Evaluation Date: December 1 2004
Evaluator Name: Mr. Sheldon Quinn

Total Maintenance Events Next 5 years: **$2,161,620**
5 year Facility Condition Index (FCI): **6.83%**

General Summary:

The original school was constructed in 1954 with a floor area of 6,935 s.m. In 1957 an addition of 4805 s.m. was built, in 1965 a 6102 s.m. building was added and in 1973 another addition of 1343 s.m. was constructed. The total building area now stands at 19,184.90 s.m..
The 1954 and 1957 buildings consist of a basement, main floor and second floor constructed of slab on grade, clay pot and concrete and metal pan and concrete floors and roof. The 1965 and 1973 buildings are constructed of concrete, steel and open web steel joist assemblies.
Student capacity is approximately 2000 students.
The building is in adequate condition but serious consideration must be given to current building code requirements and hazardous materials abatement.

Structural Summary:

The 1954 and 1957 buildings consist of a basement, main floor and second floor constructed of slab on grade, clay pot and concrete and metal pan and concrete floors and roof. The 1965 building consists of a main floor and second floor that are constructed of concrete, steel and open web steel joist assemblies .The 1973 building consists of a basement and a main floor and second floor that are constructed of concrete, steel and open web steel joist assemblies.
The structural components of the building appear to be in acceptable condition although some cracking of concrete elements is evident.

Envelope Summary:

The exterior of the buildings are generally finished with low maintenance materials, stucco and brick, but the wood window are in poor condition and should be replaced. Exterior doors are of wood construction, some metal clad, in wood or aluminum frames. The majority of the roof is a SBS modified system. Some areas are still BUR and require repair at the very least. Evidence of several serious roof leaks are visible in ceilings.
The building envelope is in fair condition.

Interior Summary:

As reported by the owner, vinyl tile flooring, plaster, drywall mud, pipe insulation and elbows, transite panels and ceiling sprayed texture are all contaminated with asbestos.
The main entrance/gymnasium circulation space has been recently renovated and the finishes are in good condition. Interior finishes in the 1954 & 57 buildings are rudimentary and dated but are in fair condition although carpet and textured ceiling finishes are in desperate need of replacement. Interior finishes in the 1965 and 1973 buildings are durable and in good condition.

Mechanical Summary:

The school is in very good condition. Sanitary and domestic water lines are in good shape. Heating distribution of hot water heating and AHUs is satisfactory with no complaints.

Electrical Summary:

Facility is in fair to good condition and due for life cycle replacement of some equipment. The facility has two separate groups (Westmount & Chinook) operating within .The main electrical service was upgraded in 1992. The majority of the panelboards are original and due for life cycle replacement. Consideration should be given to upgrading the interior light fixtures for renewed life cycle, improved illumination and energy efficiency. The fire alarm consists of a Simplex 4100 system installed in 1993. Recommendations should be considered to upgrading branch circuit panelboards, receptacles and life safety systems. Communication systems are kept up to date by each of the two user groups.

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*

Assumed concrete strip and spread footings throughout

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

A1030 Slab on Grade*

1954 & 1957: Concrete slab on grade throughout lower level
1965: Concrete slab on grade partial lower level and main floor level
1973: Concrete slab on grade partial lower level.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

A2020 Basement Walls*

Concrete basement walls throughout.
1965: Concrete service tunnel to connect 1965 addition to 1957 addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

Event: Replace service tunnel insulation

Concern:
Rigid board insulation adhered to concrete ceiling and upper portions of walls is delaminating and falling to the floor

Recommendation:
Remove remaining board insulation and replace with new durable material

Type	Year	Cost	Priority
Failure Replacement	2005	$9,180	Low

Updated: February 17 2005

B1010.01 Floor Structural Frame*(Building Frame)

There are a variety of floor systems throughout and many could not be viewed. The building owner noted some of the following:
1954: Cast in place concrete filled metal pan form. Suspended structural concrete slab.
1957: Cast in place concrete filled metal pan form. Suspended structural concrete slab.
1965: Hollow tile floor over partial basement. Metal deck and concrete topping.
1973: Suspended structural concrete slab main floor

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

B1010.02 Structural Interior Walls Supporting Floors*

Various cast in place concrete walls and concrete masonry unit walls throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

B1010.05 Mezzanine Construction*

1954: 2 ply wood joists stacked on edge to form mezzanine floor deck in Arts & Crafts and in Ancillary Gymnasium.
1965: Precast concrete T's floor at Library mezzanine.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

B1010.07 Exterior Stairs*

Exterior concrete stairs to main and most secondary entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

B1010.09 Floor Construction Fireproofing*

1954: Spray fireproofing on basement Boiler Room ceiling

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

B1020.01 Roof Structural Frame*

1954: Wood frame and decking over Staff Room/Offices. Wood deck on open web steel purlins on open web steel joists at gymnasium.
1957: Concrete filled metal pan
1965: Open web steel joists with wood decking
1973: Assumed open web steel joist with metal deck

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

B1020.04 Canopies*

1965: Canvas canopy with raw plywood soffit at the east link level access entrance. Cantilevered precast concrete canopies at the south entrance doors and at the north door to the courtyard.
1973: Main floor slab suspended over exterior covered parking

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

S2 ENVELOPE

B2010.01.01 Precast Concrete: Exterior Wall Skin*

1965: Exposed aggregate panels above windows on north side and above and below windows on south side. Exposed concrete columns and beams and sun shade canopies.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	75	DEC-04

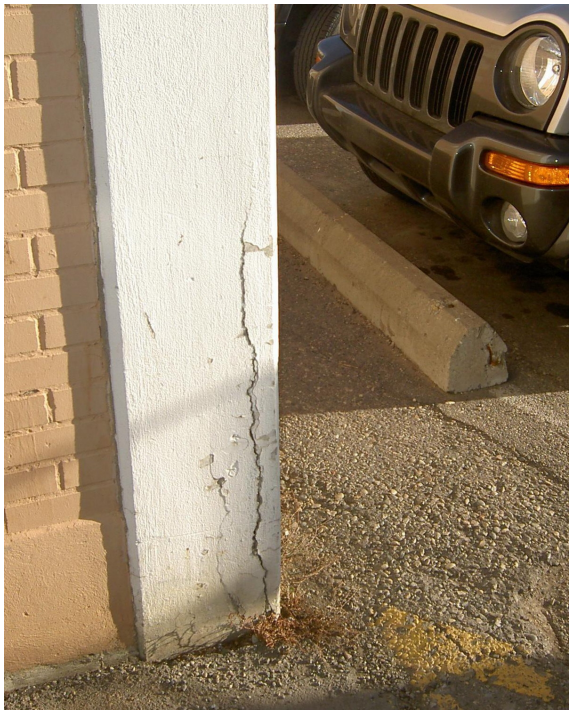
Event: Examine cracked concrete columns and beams

Concern:
Several concrete columns and beams show signs of stress on the exterior side.

Recommendation:
Examine concrete structures for degree of or possibility of failure

Type	Year	Cost	Priority
Study	2005	$4,860	Medium

Updated: February 17 2005

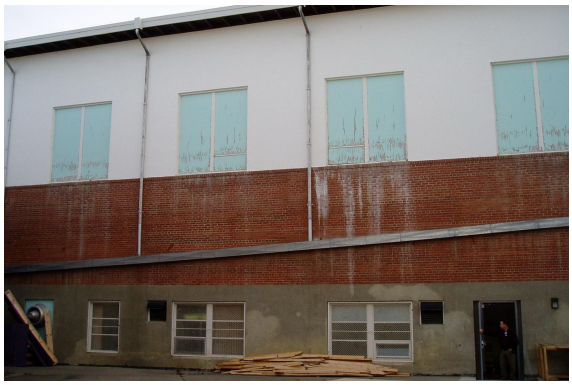


B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

1954: Brick cladding of varying elevations and colours.
1957: Brick cladding of varying elevations and colours.
1965: Brick cladding to full height at some entrances and below glazing units throughout
1973: Brick cladding of varying elevations.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	75	DEC-04

Event: Institute a masonry restoration program



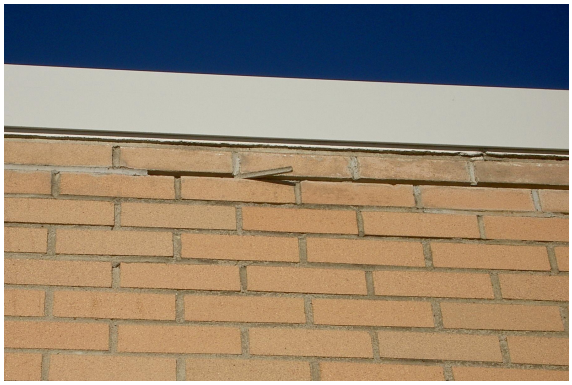
Concern:
1954: Brick surfaces are aging, staining and deteriorating throughout.

Recommendation:
Institute a restoration program

Type	Year	Cost	Priority
Preventative Maintenance	2008	$118,800	Low

Updated: February 17 2005

Event: Repair brick cladding



Concern:
Brick joint mortar is loose in numerous locations. There are cracks in brick walls and many bricks are falling out.

Recommendation:
Clean out and re-point failing brick joints. Remove loose brick, clean surfaces and re-lay brick.

Type	Year	Cost	Priority
Repair	2006	$16,200	Low

Updated: February 17 2005

B2010.01.06.03 Metal Siding*

1965: A recent modernization (date unknown) has added corrugated prefinished metal cladding to cover the old Industrial Arts (now a library) overhead door.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

B2010.01.08 Portland Cement Plaster: Ext. Wall*

1954: Cement stucco cladding at second floor and upper levels.
1957: Cement parging at exposed basement level. Cement stucco cladding at second floor.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	75	DEC-04

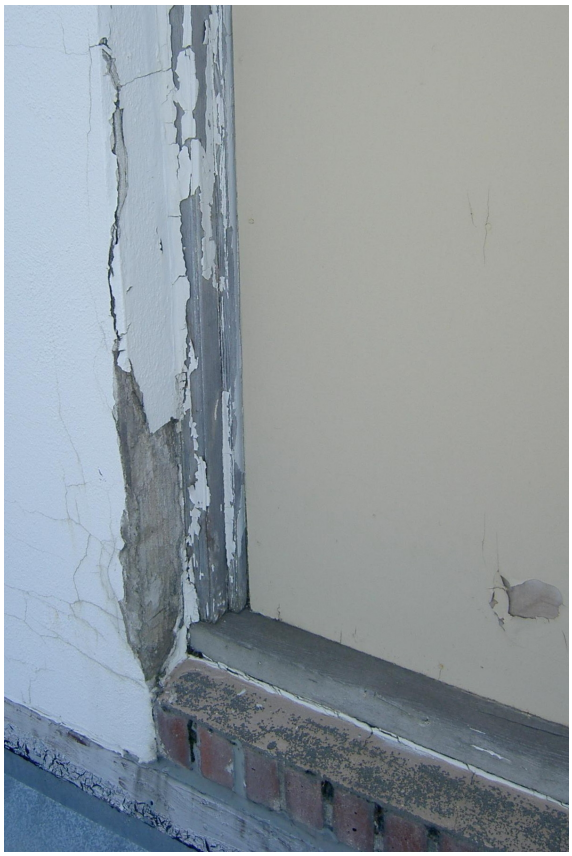
Event: Repair cracked cement stucco

Concern:
Stucco and parging wall finish is cracked in several locations

Recommendation:
Repair cement stucco and parging

Type	Year	Cost	Priority
Repair	2007	$5,400	Low

Updated: February 17 2005



B2010.01.09 Expansion Control: Exterior Wall Skin*

Building and cladding expansion is controlled via joints of dissimilar materials and building connections. No purpose made expansion control is evident.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

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

Joints at dissimilar materials are caulked

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Event: Re-seal joints and connections

Concern:
Caulking at joints of dissimilar materials and building connections has weathered and shrunken in various locations throughout

Recommendation:
Clean out and re-seal all joints

Type	Year	Cost	Priority
Failure Replacement	2005	$12,420	Low

Updated: February 17 2005

B2010.01.13 Paints (& Stains): Exterior Wall*

1954: Stucco and parging wall finish is painted. Exposed concrete structure is painted. Wood soffits at entrances are painted.
1957: Stucco and parging wall finish is painted. Exposed concrete structure is painted.
1965: Exposed concrete structure and panels are painted. Exposed aggregate precast panels and brick panels in various locations are painted to cover graffiti
1973: Wood soffit around building perimeter is painted. Exposed concrete structure and panels are painted.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	15	DEC-04

Event: Re-finish painted concrete and wood surfaces

Concern:
Painted finish on concrete surfaces is peeling, delaminating and weathering. Wood soffits are peeling and delaminating and portions of the gymnasium soffit remain unfinished.

Recommendation:
Remove painted finish and where possible leave natural sealed finish to concrete. Where a finish is required re-finish with a quality concrete stain. Clean and re-paint wood soffits.

Type	Year	Cost	Priority
Preventative Maintenance	2007	$28,080	Low

Updated: February 17 2005

B2010.01.99 Other Exterior Wall Skin*

1954: Corrugated panels over northeast entry doors reported by owner to be transite panels

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Event: Remove and replace corrugated transite panels over doors

Concern:
Corrugated transite panels over northeast entrance doors are currently contained

Recommendation:
Remove contaminated panels and replace with prefinished metal siding

Type	Year	Cost	Priority
Hazardous Materials Abatement	2008	$4,860	Low

Updated: February 17 2005

B2010.02.01 Cast-in-place Concrete:Ext.Wall Const*

1973: Cast in place concrete (exposed basement wall) with exposed aggregate at covered parking.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

B2010.02.02 Precast Concrete: Ext. Wall Const.*

1965: Precast concrete wall construction throughout exterior
1973: Precast concrete wall construction throughout exterior

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

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

1965: Concrete masonry unit exterior wall construction in various locations

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

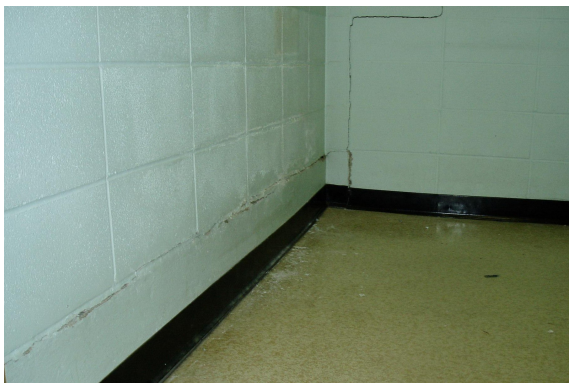
Event: Review wall cracks in concrete masonry units, report and propose remedial work

Concern:
Wall cracks in high wall at music room practice areas

Recommendation:
Review and report

Type	Year	Cost	Priority
Study	2005	$2,160	Low

Updated: February 17 2005



B2010.06 Exterior Louvers, Grilles, and Screens*

Painted grilles and screens throughout over several lower window units.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

B2010.09 Exterior Soffits*

1954: Exposed wood member and decking (painted) at main entrances and around gymnasium.
1965: Precast concrete (painted) at south entrances.
1973: Exposed wood member and decking (painted) throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

Event: Replace wood soffits with prefinished metal soffits. Cost for finishing included in B2010.01.13.

Concern:
Wood soffits on 1954 entrances, gymnasium and 1973 addition are painted and are delaminating and peeling.

Recommendation:
In lieu of re-painting the wood soffits, install a prefinished metal vented soffit. Cost for finishing included in B2010.01.13.

Type	Year	Cost	Priority
Preventative Maintenance	2007	$0	Low

Updated: February 17 2005

B2020.01.01.02 Aluminum Windows*

1957: A few of the wood window units on the north side of the building have been replaced with aluminum framing systems.
1965: Aluminum framed windows throughout.
1973: Aluminum framed windows throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	DEC-04

B2020.01.01.05 Wood Windows*

1954: Wood window units throughout
1957: Wood window units throughout with the exception of a few aluminum units on the north side of the building.

Rating	Installed	Design Life	Updated
3 - Marginal	0	35	DEC-04

Event: 1954 & 1957: In lieu of repairing and refinishing wood windows, replace them with aluminum framed units.

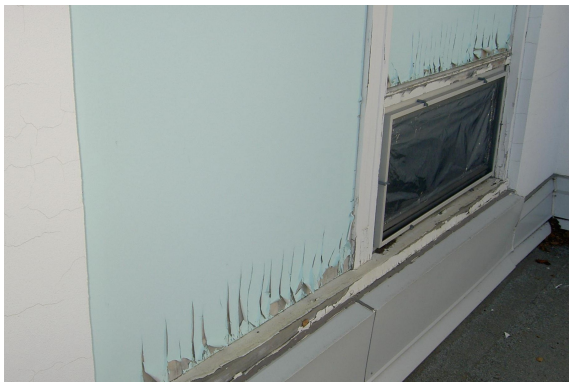
Concern:
Wood windows throughout are drafty, damaged, rotting and or lacking seals and hardware. Windows have been covered with wood panels. Window finishes are delaminating and peeling.

Recommendation:
Remove wood windows and replace them with aluminum sealed units.

Type	Year	Cost	Priority
Failure Replacement	2008	$372,600	Low

Updated: February 17 2005

Event: 1954 & 1957: Repair wood windows



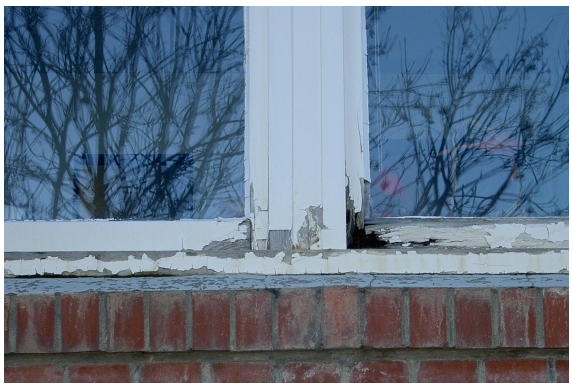
Concern:
Wood windows throughout are drafty, damaged, rotting and or lacking seals and hardware. Windows have been covered with wood panels. Window finishes are delaminating and peeling.

Recommendation:
Repair wood window units and panels, clean, prep and refinish

Type	Year	Cost	Priority
Repair	2005	$0	Low

Updated: February 17 2005

Event: 1957: Replace rotted wood windows on the north side of the building



Concern:
Wood window units on the north side of the building have completely rotted out and will soon fail totally.

Recommendation:
Replace wood windows with aluminum units. Esitmated cost of replacing is $80,000. See B2020.01.01.05

Type	Year	Cost	Priority
Failure Replacement	2005	$0	Medium

Updated: February 17 2005

B2020.03 Glazed Curtain Wall*

1973: Aluminum curtain wall at stairwell

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	DEC-04

B2020.04 Other Exterior Windows*

1954: Glass block in south stairwell to basement
1957: Glass block windows in stairwell and basement windows

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	DEC-04

B2030.01.01 Aluminum-Framed Storefronts*

1965: Aluminum framed entrances on south side of building
1973: Aluminum framed exit at stairwell

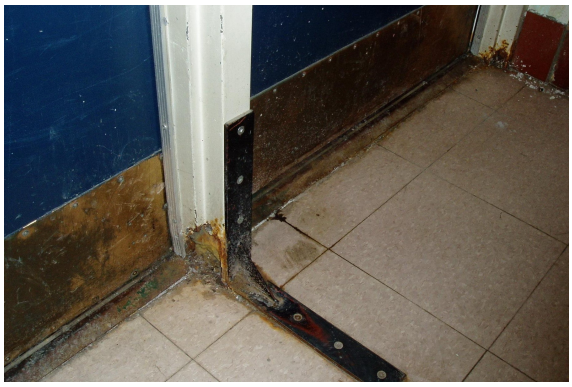
Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

B2030.01.10 Wood Entrance Door*

1954: Wood entrance doors mounted in wood frames at main entrance (north), south entrance doors and ancillary exit entrance doors. Wood door mounted in pressed steel frame at northeast entrance. Hollow metal door in pressed steel frame at ancillary gymnasium.
1957: Wood doors in wood framed throughout
1965: Hollow metal doors mounted in aluminum frames at entrances. Wood door in pressed steel frame to service tunnel.
1973: Hollow metal door in aluminum frame at stairwell.

Rating	Installed	Design Life	Updated
N/A	0	30	DEC-04

Event: 1954: Replace rusted steel door frames. Replace abused wood doors and frames.



Concern:
Steel door frames are rusted and the anchors have failed. Some wood doors are heavily used and are damaged.

Recommendation:
Replace wood doors and frames, hardware and steel door frames with insulated hollow metal doors, upgraded hardware and pressed steel frames for 8 units.

Type	Year	Cost	Priority
Failure Replacement	2006	$15,660	Low

Updated: February 17 2005

B2030.02 Exterior Utility Doors*

1954: Aluminum screen door at exterior entrance to basement kitchen. Coal chute steel hatch at boiler room.
1954/1957/1965: Wood or metal doors to service spaces throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

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

1954: 1982 re-roof
1957: 1982 re-roof
1965: 1982 re-roof
1973: Unknown

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	DEC-04

Event: 1954/1965/1973: Minor roof repair required in various locations

Concern:
Roof delamination, bubbling, creep and ripples are evident in various locations. Roof leakage has occurred as evidenced by ceiling damage. Some roof drain screens are missing.

Recommendation:
Repair roof as required.

Type	Year	Cost	Priority
Repair	2005	$10,800	Low

Updated: February 17 2005

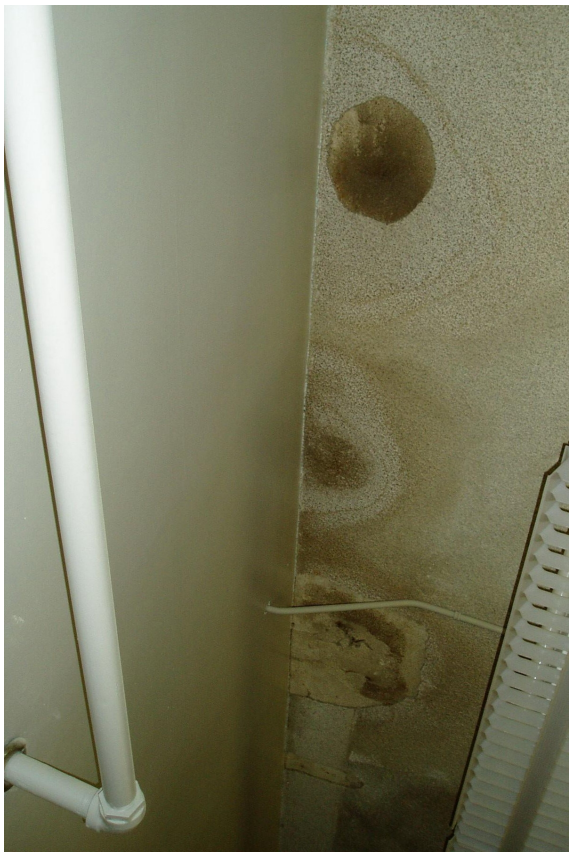
Event: 1957: Re-roof entire area
1965: Repair flashing at link

Concern:
1957: BUR is rippled and bubbled in numerous locations throughout and there are several locations of roof leaks as evidenced by staining on the interior textured (contaminated) ceiling finish. Cap flashings are painted and are peeling.
1965: At link to 1957 addition, the painted metal flashing doesn't cover the top (cap) of the precast panels and leakage to interior has occurred.

Recommendation:
Replace roof with a 2 ply modified roof and install new prefinished metal flashings

Type	Year	Cost	Priority
Preventative Maintenance	2005	$140,400	Medium

Updated: February 17 2005



B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

1954: Various areas re-roofed, date unknown
1965: Various areas re-roofed, date unknown

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	DEC-04

B3010.08.02 Metal Gutters and Downspouts*

1954: Painted metal gutter and down pipes from gymnasium roof

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

B3010.09 Roof Specialties and Accessories*

Metal strainer type roof drains.
Access to roof is via man door from stairwell leading to roof top fan room. Painted steel roof ladders provide access to the various roof elevations but several of the ladders don't meet current Alberta Labour Standards requirements.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	DEC-04

B3020.01 Skylights*

1954: 3 pitched roof style skylights located over the staff room, ancillary gym and arts classroom wing.
1965: One pitched roof style skylight over the administration area.
1973: One pyramid style skylight over the library

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

Event: 1954: Remove outdated skylights

Concern:
Skylights at the 1965 and 1973 additions are in acceptable condition and are made use of. The skylights over the classroom wing (Staff Lounge) are outdated painted metal and the roof openings are covered from the interior. The glass seals are weathered and shrinking and the paint finish is delaminating.

Recommendation:
Remove the skylights and roof over the openings.

Type	Year	Cost	Priority
Preventative Maintenance	2008	$10,260	Low

Updated: February 17 2005

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

1954: Plaster on masonry units, gypsum board on framed stud in staff areas
1957: Plaster on masonry units, gypsum board on framed stud in staff areas
1965: Concrete masonry, glazed brick, gypsum board on framed stud in various locations
1973: Concrete masonry, framed walls and gypsum board

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

C1010.02 Interior Demountable Partitions*

1954: Demountable partition in administration area and at south basement washrooms
1957: Demountable partitions at administration offices

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

C1010.03 Interior Operable Folding Panel Partitions*

1954: Electric hardboard panel (painted) sliding gymnasium divider partition. Sliding wood panel corridor divider (not used) to separate classroom wing from gym circulation space.
1957: Sliding wood panel corridor divider to separate classroom wing from gym circulation space.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

Event: Repair folding corridor divider partitions

Concern:
Corridor divider partitions are in a state of disrepair and are unusable

Recommendation:
Repair door panels and hardware as required.

Type	Year	Cost	Priority
Repair	2007	$3,240	Low

Updated: February 17 2005

C1010.04 Interior Balustrades and Screens, Interior Railings*

1954: Painted steel handrails to service areas. Brass handrails in circulation areas. Painted steel handrail to staff lounge over boiler room and drama rooms under stage. Painted wood handrail at H/C ramp in basement.
1957: Painted steel handrails to service areas. Brass handrails in circulation areas.
1965: Painted steel guard at administration offices. Stainless steel guard at pipes in corridor by industrial arts. Painted steel rails in stairwells to service areas and in library to mezzanine. Vinyl covered steel handrail with wood balustrade in south stairwells.
1973: Painted steel handrail and guards in Library.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

Event: Upgrade landing guard heights

Concern:
Landing and mezzanine guards do not meet current code requirements with regard to rail height and horizontal climbable members.

Recommendation:
Increase railing heights as required and add glass and/or board paneling to eliminate climbable members.

Type	Year	Cost	Priority
Code Upgrade	2008	$6,480	Low

Updated: February 17 2005

C1010.05 Interior Windows*

1954: Single glazing in wood and metal frames in various locations throughout.
1957: Single glazing in wood frames in various locations. Wired glass in wood frames in stairwells/corridors.
1965: Single glazing in metal frames in various locations, industrial arts and in the administration area.
1973: Single glazing in wood frames in Library. Single glazing in metal frames in Library and book storage.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

C1010.06 Interior Glazed Partitions and Storefronts*

1965: Single glazing in natural wood frame partition at Music Room offices.
1973: Single glazing in natural wood frame partition at Library office.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

C1020.01 Interior Swinging Doors*

1954: Solid core wood doors, many with single glazed lights, in wood frames throughout. Stairwell doors with wired glass.
1957: Solid core wood doors, many with single glazed lights, in wood frames throughout. Stairwell doors with wired glass.
1965: Solid core wood doors, many with single glazed lights, in pressed steel frames throughout. Stairwell doors are metal clad wood with wired glass.
1973: Solid core wood doors with single glazed lights in wood and/or pressed steel frames. Hollow metal doors, some with wired glass lights, in pressed steel frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

Event: 1954/1957/1965/1973: Install barrier free door hardware

Concern:
The majority of doors are currently fitted with rounded knob style door latchsets.

Recommendation:
Install lever style barrier free latchsets for approximately 140 doors.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2005	$51,840	Low

Updated: February 17 2005

C1020.02 Interior Entrance Doors*

1954: Clear finished wood frames and doors with wired glass lites at eat entrance, painted finish at west entrance.
1957: Clear finished wood frames and doors with wired glass lites.
1965: Metal clad (painted) wood doors in aluminum frames at south and eat entrances

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

C1020.03 Interior Fire Doors*

1954: Painted metal doors in metal frames at corridor to 1965 addition (no label). Painted metal clad doors to boiler room (no label). Wood doors/frames to caretaker and storage rooms. Stairwells at stage require closures.
1957: Wood doors/frames to fan room, caretaker and storage rooms (no label).
1965: Painted hollow metal doors to mechanical rooms and stairwells.

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	DEC-04

Event: 1954/1957: Install required firerated doors

Concern:
Adequate labeled firerated closures are almost non-existent in this facility. Travel distances appear sufficient but need to be verified. Doors are required at the 1954/1957 corridor connection. Several rooms currently being used for storage were originally intended for other purposes. Doors are non-existent at the east 1957 stairwell. Labeled doors are required at mechanical, caretaker and storage rooms throughout.

Recommendation:
Install required firerated doors, frames and associated hardware and monitoring systems.

Type	Year	Cost	Priority
Code Repair	2005	$37,800	Medium

Updated: February 17 2005

C1020.07 Other Interior Doors*

1954: Iron bar security door at Drama room circulation space/stairwell.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Replace security bar door at drama area stairwell.

Concern:
Security bar door at drama area stairwell is locked, creates a dead end corridor and doesn't allow exit.

Recommendation:
Remove security bar door, create a vestibule and install a labeled door, frame and hardware.

Type	Year	Cost	Priority
Code Repair	2005	$5,940	Medium

Updated: February 17 2005

C1030.01 Visual Display Boards*

A variety of chalk, white and tackboards throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

C1030.02 Fabricated Compartments(Toilets/Showers)*

1954: Floor supported prepainted metal toilet compartments
1957: Floor supported prepainted metal toilet compartments
1965: Floor supported prepainted metal toilet compartments

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

C1030.08 Interior Identifying Devices*

A variety of plastic, metal and hand-made signage throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

C1030.10 Lockers*

1954: Single tier prepainted metal student lockers
1957: Single tier prepainted metal student lockers
1965: Double tier gym change room lockers. Single tier prepainted metal student lockers. Double tier prepainted metal student lockers

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

C1030.12 Storage Shelving*

A variety of prepainted metal, painted wood, clear finished wood and laminate/melamine shelving throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

C1030.14 Toilet, Bath, and Laundry Accessories*

Institutional grade mirrors, soap, toilet paper and paper towel dispensers and grab bars throughout

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

C1030.17 Other Fittings*

1954: Clear finished wood coat hook rails and painted wood boot shelves in corridors

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

C2010 Stair Construction*

1954: Wood stair to Ancillary Gym and Arts & Crafts mezzanines. Steel stair to boiler room.
1965: wood stair to Music room and administration mezzanines.
Balance of stairs throughout are of concrete construction.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

C2020.01 Tile Stair Finishes*

1957: Quarry tile stair treads on east and west stairs
1965: Quarry tile on west and south stairs
1973: Quarry tile on north stairs

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

C2020.05 Resilient Stair Finishes*

1954: Rubber treads on all stairs
1965: Vinyl tile treads on music room stair. Rubber treads on stair in administration
1973: Vinyl tile treads on library stair

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

Event: Repair/replace stair treads

Concern:
Several resilient stair treads are missing and numerous are damaged.

Recommendation:
Repair and replace stair treads as required

Type	Year	Cost	Priority
Repair	2006	$3,780	Low

Updated: February 17 2005

C2020.11 Other Stair Finishes*

1954/1957: Painted stair finishes to basement storage and service room areas.

Rating	Installed	Design Life	Updated
N/A	0	0	DEC-04

C3010.01 Concrete Wall Finishes*

1954/1957/1965: Natural concrete finish to service tunnel and basement storage/mechanical rooms.
Balance of concrete walls throughout are painted or plastered.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

C3010.02 Wall Paneling*

1954: Painted wood paneling in corridors. Clear finished plywood paneling in gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

C3010.03 Plaster Wall Finishes*

1954/1957/1965: Painted plaster wall finishes throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

C3010.04 Gypsum Board Wall Finishes*

1965/1973: Painted gypsum wall board finishes throughout

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

C3010.06 Tile Wall Finishes*

1954/1957: Ceramic tile wall finishes in stairwells and washrooms
1965: Ceramic tile wall finishes in washrooms and change/shower rooms

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

C3010.09 Acoustical Wall Treatment*

1965: Acoustic wall panels in music room and industrial arts

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

C3010.11 Interior Wall Painting*

Painted walls throughout

Rating	Installed	Design Life	Updated
4 - Acceptable	0	5	DEC-04

C3020.01 Concrete Floor Finishes*

1954: Raw concrete floor in east basement storage area and north service tunnel. Painted concrete floor in boiler room and south basement storage area.
1957: Raw concrete floor in service tunnel and west basement storage areas.
1965: Raw concrete finish in south basement storage room and library mezzanine.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	75	DEC-04

Event: Refinish painted basement floors

Concern:
Painted floor finishes have delaminated, are peeling and are worn to concrete in traffic areas/routes.

Recommendation:
Prep and refinish painted floor surfaces in storage rooms, caretaker rooms and facility operator offices and rooms throughout. Clean and refinish boiler room floor with a waterproof, chemical resistant non-slip traffic topping.

Type	Year	Cost	Priority
Preventative Maintenance	2007	$24,300	Unassigned

Updated: February 17 2005

C3020.02 Tile Floor Finishes*

1954: Quarry tile flooring in basement kitchen and abandoned shower rooms. Quarry tile flooring in student washrooms, mosaic tile at urinals. Porcelain tile flooring in main entrance/gymnasium circulation space.
1957: Quarry tile flooring in student washrooms, mosaic tile at urinals. Ceramic tile flooring in basement art/sculpture rooms
1965: Porcelain tile flooring in administration circulation space. Quarry tile flooring in west link, south stairwells and in gymnasium change areas. Mosaic tile flooring in student washrooms and in gymnasium shower rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

C3020.04 Wood Flooring*

1954: Natural finish plank flooring in both gymnasiums and on stage.
1965: Natural finish parquet flooring in industrial arts.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	DEC-04

C3020.07 Resilient Flooring*

1954/1957/1965: Predominately 9x9 vinyl tile flooring throughout (reported by owner to be asbestos tile).
1954: Vinyl composite tile in the main entrance vestibule and staff lunch room.
1965: Some vinyl composite tile at the library entrance and in some administration rooms. Sheet flooring in music room and in north basement classroom.
1973: Sheet flooring in library offices.

Rating	Installed	Design Life	Updated
3 - Marginal	0	20	DEC-04

Event: 1965: Replace failed Music Room mezzanine flooring

Concern:
Sheet flooring in music room is delaminating and is damaged at mezzanine.

Recommendation:
Replace flooring with new sheet goods.

Type	Year	Cost	Priority
Failure Replacement	2007	$10,800	Low

Updated: February 17 2005

Event: Remove and replace contaminated vinyl tile flooring

Concern:
Vinyl tile throughout is predominately 9x9 vinyl asbestos tile as reported by the owner. Many tiles are missing and there are numerous cracks and failures.

Recommendation:
Remove and replace tiles with vinyl composite tiles.

Type	Year	Cost	Priority
Hazardous Materials Abatement	2008	$669,600	Low

Updated: February 17 2005

C3020.08 Carpet Flooring*

1954: Carpet in main floor classroom wing corridor, majority of classrooms throughout and in administration offices.
1957: Carpet in administration offices and some classrooms.
1965: Carpet in administration offices, library and north basement book storage.
1973: Carpet in library

Rating	Installed	Design Life	Updated
3 - Marginal	0	10	DEC-04

Event: 1954: Replace carpet throughout.
1973: Replace carpet in upper library

Concern:
Carpet throughout is dirty, stained, damaged and worn through.
It might be covering contaminated resilient flooring.

Recommendation:
Remove carpet throughout and install resilient floring in it's place in classroom areas. Install new carpet in the upper 1973 library.

Type	Year	Cost	Priority
Failure Replacement	2005	$145,800	Medium

Updated: February 17 2005

C3030.01 Concrete Ceiling Finishes*

Painted concrete ceilings in boiler room and building operator areas/rooms. Balance of concrete ceilings are raw concrete.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

C3030.03 Plaster Ceiling Finishes*

1954/1957/1965: Plaster ceilings (painted) in washrooms, change rooms, storage rooms, stairwells and caretaker rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

C3030.04 Gypsum Board Ceiling Finishes*

1965/1973: Painted gypsum board ceilings in stairwells and storage rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

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

1954: Lay-in tile T-Bar ceilings in cafeteria, main floor circulation space and administration spaces.
1957: Lay-in tile T-Bar ceilings in administration spaces.
1965: Washable tile T-Bar in foods classroom. Lay-in tile T-Bar ceilings in corridors.
1973: Lay-in tile T-Bar ceilings in Library.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	DEC-04

C3030.07 Interior Ceiling Painting*

Bulkheads and hard ceilings throughout are painted.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	10	DEC-04

C3030.09 Other Ceiling Finishes*

1954/1957: Predominately textured spray ceilings throughout.
1965: Predominately 12x12 perforated tile ceiling in classrooms.
1973: 12x12 acoustic tile ceiling in library boardroom.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Remove textured ceilings

Concern:
Textured ceiling throughout are reported by the owner to be asbestos contaminated.

Recommendation:
Remove contaminated textured ceiling and replace with gypsum board and paint or new textured finish.

Type	Year	Cost	Priority
Hazardous Materials Abatement	2007	$496,800	Low

Updated: February 17 2005

D1010.02 Lifts*

1965: A stair rail mounted lift is located in the west stairwell.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	DEC-04

S4 MECHANICAL

D2010.01 Water Closets*

54, 57, 65 floor mounted with flush valves

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.02 Urinals*

65, stall urinals with auto flush tank

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.03 Lavatories*

54, 57, 65, side vanitys replaced 1990s

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

D2010.04 Sinks*

1965, SS sinks in home ed, Science rooms single sinks,

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.08 Drinking Fountains / Coolers*

54 and 1990s mix of china drinking fountains

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.09 Other Plumbing Fixtures*

Kitchen sinks, grease trap, Janitors

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D2020.01.01 Pipes and Tubes: Domestic Water*

54/57 mix of galv copper

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	DEC-04

D2020.01.01 Pipes and Tubes: Domestic Water*

65/73 copper

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

D2020.01.01 Pipes and Tubes: Domestic Water*

54, 100mm main supply, 100m to school, 65mm meter to field irrigation. 75mm to standpipe system.

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	DEC-04

Event: 54/57 galv piping

Concern:
54/57 galv water pipes

Recommendation:
Replace with upgrade 54/57 side 5000 Sq m

Type	Year	Cost	Priority
Lifecycle Replacement	2011	$388,800	Unassigned

Updated: February 21 2005

D2020.01.02 Valves: Domestic Water

54/57/65

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D2020.01.03 Piping Specialties (Backflow Preventors)*

1997, Backflows, Two 65mm on the 100mm to school, 65mm Irrigation, 75mm standpipe system, boiler feeds 65 Backflows on humidifiers.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D2020.02.02 Plumbing Pumps: Domestic Water*

99, two inline recirc pumps for hot water tanks

Rating	Installed	Design Life	Updated
5 - Good	0	20	DEC-04

D2020.02.06 Domestic Water Heaters*

54 main boiler room, Two 1999 State SVT100, gas fired.

Rating	Installed	Design Life	Updated
5 - Good	0	20	DEC-04

D2020.03 Water Supply Insulation*: Domestic

All years appear to be in reasonable condition

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D2030.01 Waste and Vent Piping*

54/57 cast iron and galvanized.
65/73 cast and copper

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D2030.02 Waste Piping Specialties*

54/ 57/ 65 floor drains and trench drainage system ect

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D2030.03 Waste Piping Equipment*

65 southh wing sump / pump for mech room drains
54, sump with hydrmatic pump for boiler room drains
54 sump / pump for trech draiage system.
73, sump /pump in 049 mech room.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D2040.01 Rain Water Drainage Piping Systems*

54/57/65/73 Internal rainwater system to City storm, cast iron

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D2040.02.04 Roof Drains*

54/57/65/73 roof drains

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

D2040.02.06 Area Drains*

area drains in courtyard areas and perimeter

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3010.02 Gas Supply Systems*

150mm gas to boilers hot water tanks.
Gas distribution to science rooms

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D3020.01.01 Heating Boilers & Accessories: Steam*

54, Three Liberty boilers, 3000 mbh each, condensate tanks, pumps, Low water cut offs, boiler feeds, heat exchangers

Rating	Installed	Design Life	Updated
3 - Marginal	0	35	DEC-04

Event: 1954 steam boilers and equipment to replace

Concern:
Well past life cycle

Recommendation:
Upgrade with new hot water system.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2011	$1,118,880	Low

Updated: February 21 2005

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

54, Combustion air grilles at high level and open slot at the bottom,
54 breechings and brick Chimney

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

D3020.01.04 Water Treatment: Steam Boilers*

54 Chemical pumped system, Treatment plan in place

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

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

73 & 65 hot water systems (Steam heat exchangers) water treatment plan in place with pot feeders and by-pass filters.
65 exchanger has chemical tank with gear pump and glycol tank
65 south wing mech, by pass filter, pot feeder, treatment plan.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3030.06.02 Refrigerant Condensing Units*

65 rooftop Eng Air CUD-261-1 air cooled
73, two rooftop units for library
1990, Kitchen water cooled.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	DEC-04

D3030.08 Other Refrigeration Systems*

1990, Kitchem coolers

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.01.01 Air Handling Units: Air Distribution*

65, Band room area, AHU, make not known, steam coil, filters
65 clasroom AHU with steam coil make unknown

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: 54/57/65 HVAC equipment past life cycle.

Concern:
Poor system, past life cycle.

Recommendation:
Replace HVAC system

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2011	$1,243,080	Low

Updated: February 21 2005

D3040.01.01 Air Handling Units: Air Distribution*

54, Gym Two Trane climate changers in the Mezz with steam coils only.
54, Main floor old automotive shop AHU, Trane Torri vent T-14 in mezz
54 Trane climate changer, AHU with steam coil for basement rooms below stage
54 Trane torrivent 6HFTH for main floor, steam coil

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D3040.01.01 Air Handling Units: Air Distribution*

65 side, Atrium area, 1992 Eng Air LM10-1, 10326 cfm, glycol coil with 3-way pneumatic and cooling coil, mixed air with pneumatic dampers (mech room is the plenum)
73, Trane T10 torrivent in basement for library.

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

D3040.01.03 Air Cleaning Devices:Air Distribution*

54, Basement, old dust collection unit
54, basement cafe area, three electric air filters.
All AHUs have filter banks

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.01.04 Ducts: Air Distribution*

54/57/65 condition unknown

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D3040.01.05 Duct Accessories: Air Distribution*

54/57/65 flex connections

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.01.07 Air Outlets & Inlets:Air Distribution*

54, 57 Exterior unit ventilator grilles, grilles / diffusers

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	DEC-04

D3040.02 Steam Distribution Systems: Piping/Pumps*

54/57 distribution system piping in poor condition, some condensate tanks and pumps replaced.
Steam distribution to newer 65 and 73 additions

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

Event: See D3020.01.01

Type	Year	Cost	Priority
Lifecycle Replacement	2011	$0	Unassigned

Updated: February 21 2005

D3040.03.01 Hot Water Distribution Systems*

65 & 73 distribution from heat exchangers to radiation, coils, cabinet & unit heaters.
65 south wing mech, 2 vertical ex tanks, supply pumps to glycol and hot water radiation

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

D3040.04 Special Exhaust Systems

65, west end, Science, fume cabinet, Chemical storage
54, main floor old automotive shop exhaust fan in mezz, Trane B1-UB-CW
57 Art room system
57 Double kiln system.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D3040.04.01 Fans*: Exhaust

54 rooftop ex fan for main floor office
57, two fans for north wing basement, main & 2nd floors.
54, east wing, Canadian Buffalo KK7020 in the basement, for all floors.
54, East wing washrooms ex, Canadian Buffalo KK7027.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

Event: See D3040.01.01

Type	Year	Cost	Priority
Lifecycle Replacement	2005	$0	Unassigned

Updated: February 21 2005

D3040.04.01 Fans*: Exhaust

54 side, 1990s Kitchen wall exhauster
65, classrooms ex fan, #11,Trane B11-BH-CW
65 classrooms ex fan #10.
washroom ex fan # 12.
92, Northern Blower fan for Atrium

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D3040.04.03 Ducts*: Exhaust

54 / 57 ducts

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Event: See 3040.01.01

Type	Year	Cost	Priority
Lifecycle Replacement	2011	$0	Unassigned

Updated: February 21 2005

D3040.04.04 Ducts Accessories*: Exhaust

54/57/65

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Event: See D3040.01.01

Type	Year	Cost	Priority
Lifecycle Replacement	2011	$0	Unassigned

Updated: February 21 2005

D3040.04.05 Air Outlets and Inlets*: Exhaust

54/57/65

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Event: See D3040.01.01

Type	Year	Cost	Priority
Lifecycle Replacement	2011	$0	Unassigned

Updated: February 21 2005

D3040.05 Heat Exchangers*

65 & 73 steam to hot water / glycol exchangers
65 south wing mech room steam exchanger

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D3040.06 Other HVAC Distribution Systems*

73, Library Trane climate changer 25HFTH with cooling coil and roof top cond

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3050.01.01 Computer Room Air Conditioning Units*

92, main floor server room has 2 ton cooling unit, make unknown

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

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

54, main floor office area, Lennox GCS16-048, 120,000btu with cooling
73 Library gas fired unit.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3050.02 Air Coils*

54, Two reheat coils in the mezz library supply ducting to the old music room (now Art)
73, Rehaet coils to library

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D3050.03 Humidifiers*

73 library AHU air wash humidifier
65 AHU has humidifier air wash system

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	DEC-04

D3050.05.02 Fan Coil Units*

65, hot water cabinet unit heaters at entrance ways
54 fan coil on Kitchen wall.
54/57 steam cabinet unit heaters at entrance ways.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3050.05.03 Finned Tube Radiation*

65 & 73, hot water perimeter radiation
92, Atrium area renovation, high level radiation.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	DEC-04

D3050.05.03 Finned Tube Radiation*

54 & 57, Steam perimeter radiation

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Event: **See D3020.01.01**

Type	Year	Cost	Priority
Lifecycle Replacement	2011	$0	Unassigned

Updated: February 21 2005

D3050.05.06 Unit Heaters*

65 Steam unit heaters

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3050.05.07 Unit Ventilators*

54, horizontal and vertical unit ventilators

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3060.02.01 Electric and Electronic Controls*

73 library AHU, powers controls
54 boilers and safetys.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D3060.02.02 Pneumatic Controls*

54 , Brunner compressor & Devilbis dryer in main boiler room.
65, Devilbis compressor with dryer in roof mech room.
65, south wing, Athes Western compressor
Pneumatic heating valves and dampers throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

D3060.02.03 Pneumatic and Electric Controls*

54/57/65/73 mix of pneumatis and electric controls

Rating	Installed	Design Life	Updated
N/A	0	40	DEC-04

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

No BMS, local control only.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

Event: Controls system to upgrade with HVAC

Concern:
HVAC upgrade will require control replacement.

Recommendation:
Upgrade to BMS

Type	Year	Cost	Priority
Lifecycle Replacement	2011	$745,200	Low

Updated: February 21 2005

D4010 Sprinklers: Fire Protection*

No sprinkler system, school requires upograde.

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	DEC-04

Event: School to be upgraded

Concern:
Existing systems are not adequate.

Recommendation:
Upgrade to latest codes

Type	Year	Cost	Priority
Code Upgrade	2005	$378,000	Medium

Updated: February 21 2005

D4020 Standpipes*

54/57/65/73 standpipe system

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	DEC-04

Event: See 3020.01.01

Type	Year	Cost	Priority
Lifecycle Replacement	2011	$0	Unassigned

Updated: February 21 2005

D4030.01 Fire Extinguisher, Cabinets and Accessories*

54/57/65/73 Fire extinguishers throughout

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D4090 Other Fire Protection Systems*

90s Kitchen hood system

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

S5 ELECTRICAL

D5010.01 Main Electrical Transformers*

Pad mounted utility owned transformer

Rating	Installed	Design Life	Updated
5 - Good	0	40	DEC-04

D5010.03 Main Electrical Switchboards (Main Distribution)*

(1992) Square D, 120/208v, 2000A rated c/w 1800A trip, 3P, 4W, c/w integral CDP and sub CDP; fed U/G from utility. Adequate space for present and forseeable future needs. Buss duct to sub distribution.

Rating	Installed	Design Life	Updated
6 - Excellent	0	40	DEC-04

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

(1954, 1957, 1973) Most panels are original Westinghouse with limited spare capacity and nearing the end of their life cycle. Some panels have been upgraded. Surge protection is installed at some panels for computer equipment protection.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	DEC-04

Event: Upgrade existing panel boards

Concern:
Existing equipment is nearing end of life cycle. Limited circuit capacity. Replacement parts are not available.

Recommendation:
Refit or replace existing panels to renew life cycle and increase circuit capacity.

Type	Year	Cost	Priority
Lifecycle Replacement	2011	$81,000	Low

Updated: February 21 2005

D5010.07.02 Motor Starters and Accessories*

(1954, 1957, 1973) Stand alone Allen-Bradley and Square D starters. Equipment has been replaced through attrition as needed

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Event: Replace starters for mechanical equipment

Concern:
Equipment is at end of life cycle and replacement parts are difficult to obtain.

Recommendation:
Replace existing with new through attrition

Type	Year	Cost	Priority
Lifecycle Replacement	2011	$51,840	Low

Updated: February 21 2005

D5020.01 Electrical Branch Wiring*

Conduit and wire system c/w flexible connections as required in good condition. Conduit for upgrades has been surface installed. Quantity of receptacles is limited throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

Event: Add receptacles and circuits

Concern:
Outlet capacity is limited. Minimal access to power outlets for instructional use.

Recommendation:
Add branch circuits to improve outlet access

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2008	$81,000	Low

Updated: February 21 2005

D5020.02.01 Lighting Accessories (Lighting Controls)*

Line voltage switching. Corridors are controlled direct with breakers.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

Event: Install control of public area lighting

Concern:
Corridor lighting is controlled direct with circuit breakers

Recommendation:
Provide switching system for switching purposes. Combine with lighting upgrade.

Type	Year	Cost	Priority
Preventative Maintenance	2008	$16,200	Low

Updated: February 21 2005

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescents are installed in storage rooms and tunnel.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

Event: Replace incandescent fixtures in storage rooms. Note costs included in fluorescent event.

Concern:
Incandescent fixtures are inefficient and maintenance intensive

Recommendation:
Replace concurrent with fluorescent upgrades

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2008	$0	Low

Updated: February 21 2005

D5020.02.02.02 Interior Florescent Fixtures*

Obsolete T-12 technology fixtures throughout. 1x4, 2x4 surface mounted in corridors, elementary gymnasium and administrtion. Suspended blade fixtures in Library and classrooms. Some recessed fixtures in newer T-bar ceilings.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

Event: Upgrade lighting to modern technology

Concern:
Obsolete T-12 technology is inefficient. PCB's may be present in old ballasts.

Recommendation:
Replace or refit fixtures with new T-8 technology lamps and ballasts. Dispose of PCB ballasts appropriately.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2008	$702,000	Low

Updated: February 21 2005

D5020.02.02.05 Other Interior Fixtures* Mercury Vapor

Gymnasium has obsolete mercury vapor HID fixtures

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Event: Replace or refit MV HID fixtures. Note costs inclued with fluorescent upgrades.

Concern:
Fixture performance deteriorates quickly with age.

Recommendation:
Replace with fluorescent technology to restore efficiency and color rendition.

Type	Year	Cost	Priority
Lifecycle Replacement	2005	$0	Low

Updated: February 21 2005

D5020.02.03 Emergency Lighting*

Battery packs c/w remote heads. Most exit fixtures are not interconnected to secondary power source

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Upgrade emergency lighting

Concern:
Exit fixtures are inefficient incandescent and not interconnected to secondary emergency source. Illumination levels should be improved

Recommendation:
Provide additional battery packs and remote heads c/w with interconnection to new technology LED exit fixtures

Type	Year	Cost	Priority
Code Upgrade	2006	$59,400	Medium

Updated: February 21 2005

D5020.03.01.05 Other Exterior Fixturess*

Exterior wall mounted mercury vapor fixtures around perimeter

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

Event: Replace exterior wall pack fixtures

Concern:
Obsolete mercury vapor technology

Recommendation:
Replace through attrition with low wattage HPS technology to renew life cycle

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2010	$10,800	Low

Updated: February 21 2005

D5020.03.02 Lighting Accessories (Lighting Controls)*

Exterior lighting is time and PEC controlled

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5030.01 Detection and Alarm Fire Alarm*

(1993) Newer Simplex 4100 fire alarm c/w audible/visual devices. Remote annunciator and non-active graphic at entrance.

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5030.02.02 Intrusion Detection*

(2000) Mircom security system c/w motion detectors, panic stations and keypad. In Chinook Side of building.
(2002) Silent Knight Regency head end equipment c/w motion detectors and keypad. In Westmount side of building.

Rating	Installed	Design Life	Updated
6 - Excellent	0	25	DEC-04

D5030.02.03 Security Access*

Card access for staff door.

Rating	Installed	Design Life	Updated
6 - Excellent	0	25	DEC-04

D5030.02.04 Video Surveillance*

Four color cameras on main level monitored by common security office

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5030.03 Clock and Program Systems*

New MultiNet system integrated with PA system in Westmount side.
Simplex 2350 in Chinook side.

Rating	Installed	Design Life	Updated
5 - Good	0	20	DEC-04

D5030.04.01 Telephone Systems*

(2004) New Nortel Northstar system integrated with PA system. UPS installed for back-up power. On Chinnok side.
(2002) Nortel Northstar integrated into PA system. On Westmount side.

Rating	Installed	Design Life	Updated
6 - Excellent	0	25	DEC-04

D5030.04.04 Data Systems*

SuperNet fibre service. Cat 5 cabling as needed throughout. Wireless devices used sparingly. Being upgraded as required.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

Event: Remove redundant cable

Concern:
Redundant communication cabling should be removed

Recommendation:
Remove cable and discard

Type	Year	Cost	Priority
Repair	2008	$2,700	Low

Updated: February 21 2005

D5030.05 Public Address and Music Systems* Chinook

(2004) Refurbished TOA 900 series equipment

Rating	Installed	Design Life	Updated
6 - Excellent	0	0	DEC-04

D5030.05 Public Address and Music Systems* Viscount

(2002) New InterM PA-4000 system integrated with telephone system, on the Westmount side.
(2004) Refurbished TOA 900 series equipment.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

1965: Book theft protection system with handheld scanner.
1973: Book theft protection system with handheld scanner. Sliding cabinet file management system. Dumbwaiter book lift.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E1020.07 Laboratory Equipment*

1957: Fume hood located in classroom. Chemical storage cabinet located in classroom.
1965: Fume hoods located in classrooms. Chemical storage cabinets located in classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E1030.03 Loading Dock Equipment*

1954: Raised loading dock located at northeast entrance doors c/w dock bumpers.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E1090.03 Food Service Equipment*

1954: Fully equipped kitchen located in basement c/w walk-in cooler and freezer, commercial grade range, grille, fryers, exhaust hood, dishwasher, convection oven, display coolers, pedestrian barriers and stainless servery row.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E1090.04 Residential Equipment*

1954: Refrigerator in infirmary. Washer and dryer in south basement. Refrigerator and microwave in caretaker office. Refrigerators, range, dishwasher and microwaves in staff lounge.
1957: Refrigerator and dishwasher in science classroom. Refrigerators and microwave in staff lounge.
1965: Refrigerators, ranges, microwaves, dishwashers, washer and dryer in foods classroom.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

1954: 2 plexiglass ceiling mounted up-lift backboards and 4 wood ceiling mounted up-lift basketball backboards in main gymnasium. Various volleyball and badminton nets and removable posts.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E2010.02.05 Educational Facility Casework*

Various built-in cabinets along windows in classrooms throughout. Some classrooms with sink cabinets. Laminate counters with wood cabinets in staff lounges.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E2010.02.07 Kitchen Casework*

Stainless steeel counters, prep tables and dish washing runs in cafeteria kitchen. Staff lounges with laminate tops on wood counters.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E2010.02.08 Laboratory Casework*

Science rooms throughout with clear finish wood lower cabinets and sliding glass & wood upper cabinets, the majority with laminate counters, some are painted wood counters.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E2010.02.09 Library Casework*

1965: Laminate circulation desk. A variety of shelving types including metal, melamine and wood.
1973: Laminate circulation desk. A variety of shelving types including metal, melamine and wood.
Laminate study carols and computer desks.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E2010.03.01 Blinds*

Venetian blinds throughout with vertical blinds in the north library and a few classrooms the exception.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

F1010.02.04 Portable and Mobile Buildings

A metal storage shed on skids is located in the lower level of the south parking lot.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

F1010.02.05 Grandstands and Bleachers*

1954: Telescopic wood bleachers in the main gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

F1020.02 Special Purpose Rooms*

1957: Clay modeling and kiln rooms in basement

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Facility Details

Building Name: Viscount Bennett School
Address:
Location: Calgary

Building Id: S2514
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: **$62,100**
5 year Facility Condition Index (FCI): **0%**

General Summary:

The original school was constructed in 1954 with additions in 1957, 1965 and 1973. The total building area now stands at 19,184.90 s.m..
The 1954 and 1957 buildings consist of a basement, main floor and second floor. The 1965 building consists of a main floor and second floor and the 1973 addition has a basement and main floor.
Student capacity is approximately 2000 students.
The site is sloped and terraced from the north side up to the south end.
The site is in adequate condition but attention is needed at asphalt paving and with regard to barrier free access.

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 roadway from 25th Street leads to the south parking lots. Another asphalt roadway leading from the south parking area heads north along the east property line to access the interior courtyard area and Richmond Road to the north. An asphalt roadway from Richmond Road provides access to the north partially covered parking area.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

Event: Repair the roadway along the east side of the building

Concern:
The roadway along the east side of the building is rough, cracked, crumbling and heaved in several locations.

Recommendation:
Repair the east roadway as required.

Type	Year	Cost	Priority
Repair	2006	$8,100	Low

Updated: February 19 2005

G2010.04 Rigid Roadway Pavement (Concrete)*

A concrete partial roadway from 25th Street provides access to the 1965 west link.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

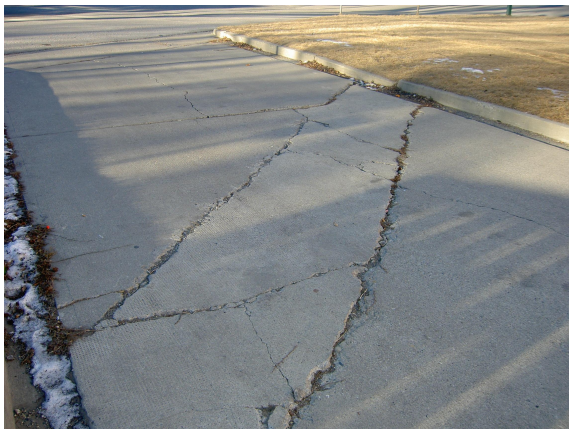
Event: Repair the west concrete roadway.

Concern:
The west concrete roadway is cracked.

Recommendation:
Top the concrete roadway with asphalt

Type	Year	Cost	Priority
Repair	2005	$3,780	Low

Updated: February 19 2005



G2010.05 Roadway Curbs and Gutters*

Concrete curbs and guters at the majority of paved areas.

Rating	Installed	Design Life	Updated
N/A	0	0	

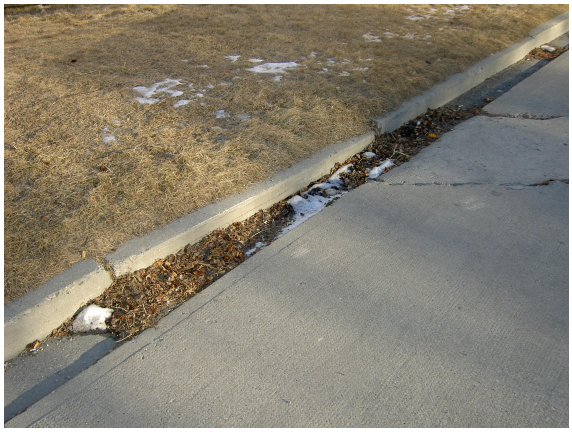
Event: Replace damaged curbs

Concern:
Curbs are damaged and failing in several locations

Recommendation:
Replace damaged/failed concrete curbs

Type	Year	Cost	Priority
Failure Replacement	2006	$7,020	Low

Updated: February 19 2005



G2010.06 Roadway Appurtenances*

Asphalt speed bumps throughout

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

Staff parking lot for 18 vehicles on the west side of the building off 25th Street. 16 of these stalls are energized.
The south parking lot is terraced with the lower level reserved for staff. There are 94 energized staff parking stalls, 9 visitor stalls along the building (8 energized) and 229 student parking stalls in the upper parking lot.
Parking is also allowed along the access road to the south parking lot.
There are approximately 14 staff and service parking stalls at the paved interior courtyard area, 4 staff at the northeast corner of the site off the east roadway and 10 partially covered energized staff stalls below the north library.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

Event: Re-pave the lower south parking lot.

Concern:
The lower south parking lot is cracked, crumbling and rough.

Recommendation:
Re-pave the lower south parking lot.

Type	Year	Cost	Priority
Repair	2006	$27,000	Low

Updated: February 19 2005

G2020.05 Parking Lot Curbs and Gutters*

No curbs are present at the west parking lot or the interior courtyard area. Concrete curbs are located at the north parking lot, the access road to the south parking lot and the parking lot perimeter and the ease side of the east roadway.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.01 Traffic Barriers*

250mm precast concrete curbs are used as traffic control barriers in various locations.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.02 Parking Bumpers*

Precast concrete bumpers are located at the vast majority of parking stalls.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.03 Parking Lot Signs*

There are various metal stop and one way traffic control signs. Painted metal parking control signs are mounted on the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.04 Pavement Markings*

Pavement marking are almost non-existent

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Re-apply pavement markings

Concern:
Pavement lines, crosswalks and markings are almost non-existent

Recommendation:
Re-apply pavement markings

Type	Year	Cost	Priority
Preventative Maintenance	2007	$5,400	Low

Updated: February 19 2005

G2030.02.01 Gravel Pedestrian Surfacing*

Gravel walkway from 1965 link to internal exterior courtyard

Rating	Installed	Design Life	Updated
4 - Acceptable	0	10	

G2030.04 Rigid Pedestrian Pavement (Concrete)*

Walkways at all entrances are concrete.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2030.06 Exterior Steps and Ramps*

The majority of entrances are fitted with concrete steps or landings. A concrete step from the upper west staff parking lot leads to the 1965 west link entrance. No exterior ramps are installed.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

Event: Replace the west steps

Concern:
The west steps are chipped, spalling, craked and sunken

Recommendation:
Replace the concrete steps and reinstall the handrail

Type	Year	Cost	Priority
Failure Replacement	2006	$4,860	Low

Updated: February 19 2005

G2040.02 Fences and Gates*

A painted wood fence is located on the north side of the west staff parking lot. A wire mesh fence mounted on a low concrete wall borders the north side of the south parking lot access road. Chainlink fences border the majority of the site.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

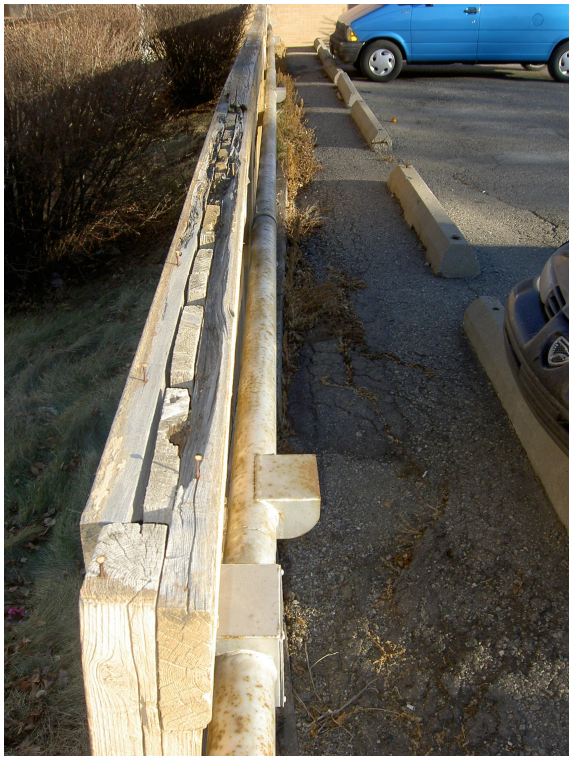
Event: Replace the painted wood fence at the staff parking lot

Concern:
The painted wood fence at the west staff parking lot is rotting and slipping over

Recommendation:
Replace the wood fence with a chainlink fence and reattach the car plug-in receptacles

Type	Year	Cost	Priority
Failure Replacement	2006	$5,940	Low

Updated: February 19 2005



G2040.03 Athletic and Recreational Surfaces*

Grass playing fields for football and soccer are located on the south side of the building. A pea gravelled tot lot is located on the far south end of the site

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.05 Site and Street Furnishings*

Painted metal bicycle racks are located adjacent to the north, west and south entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	

G2040.06 Exterior Signs*

An illuminated plastic "Chinook Learning Services" sign is located on the building over the front entrance. Individual metal letters to indicate "Westmount Charter School" and "Viscount Bennett Centre" are located on the building at the northwest corner. Individual metal letters to indicate "Westmount Charter School" are located on the building at the southwest corner of the east classroom wing.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.08 Flagpoles*

A painted +/-9m tall flag pole on a concrete base is located in the grass area adjacent to the front entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.11 Retaining Walls*

A concrete retaining wall the upper staff parking lot from the 1965 west link and another seperates the northwest parking from the lower covered parking.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.01 Irrigation Systems*

Rating	Installed	Design Life	Updated
N/A	0	0	

G2050.04 Lawns and Grasses*

Mature lawns border the site and north and west sides of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.05 Trees, Plants and Ground Covers*

Various types of mature trees and shrubs are located on the north and west sides of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3010.02 Site Domestic Water Distribution*

Rating	Installed	Design Life	Updated
N/A	0	0	

G3010.03 Site Fire Protection Water Distribution*

Rating	Installed	Design Life	Updated
N/A	0	0	

G3020.01 Sanitary Sewage Collection*

Rating	Installed	Design Life	Updated
N/A	0	0	

G3020.02 Septic Systems*

Rating	Installed	Design Life	Updated
N/A	0	0	

G3020.03 Sanitary Sewage Equipment*

Rating	Installed	Design Life	Updated
N/A	0	0	

G3030.01 Storm Water Collection*

Rating	Installed	Design Life	Updated
N/A	0	0	

G3030.02 Storm Water Equipment*

Rating	Installed	Design Life	Updated
N/A	0	0	

G3030.03 Storm Water Ponds and Reservoirs*

Rating	Installed	Design Life	Updated
N/A	0	0	

G3060.01 Gas Distribution*

Rating	Installed	Design Life	Updated
N/A	0	0	

G3060.04 Fuel Storage Tanks*

Rating	Installed	Design Life	Updated
N/A	0	0	

G3060.05 Fuel Dispensing Equipment*

Rating	Installed	Design Life	Updated
N/A	0	0	

G3090 Other Site Mechanical Utilities*

Rating	Installed	Design Life	Updated
N/A	0	0	

G4010.02 Electrical Power Distribution Lines*

1992: 120/208 volt, 3 phase, 4 wire, 1800 amp underground service from padmount transformer

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.03 Electrical Power Distribution Equipment*

Utility padmount transformer

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.04 Car Plugs-ins*

Approximately 72 duplex receptacles, wall and rail mounted

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4020.01 Area Lighting*

A combination of 2-four head 400 watt mercury vapour poles in parking lot and wall mount HID mercury vapour and high pressure sodium around building

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G9090 Other Site Systems*

2004: Underground fibre communication line

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

S8 FUNCTIONAL ASSESSMENT

K40 Current Code Issues

Several areas of this facility need to be reviewed and code issues analyzed particularly with regard to building area, fire protection and suppression, exiting, separation and firerating of floors and buildings. At least one dead end corridor exists and one exit from the drama rooms is blocked.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

K4010.01 Barrier Free Route: Parking to Entrance

The west 1965 link provides the best level entry to the building and is near the only lift (stair rail lift) in the building. No dedicated parking is provided at this location.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Provide dedicated disabled parking near the 1965 west link entry.

Concern:
Dedicated parking stalls are not provided.

Recommendation:
Provide minimum 2 dedicated asphalt or concrete parking stalls near the 1965 west link entry.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2005	$10,260	Medium

Updated: February 17 2005

K4010.02 Barrier Free Entrances

No barrier free door operators are provided.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Install barrier free door operators

Concern:
Barrier free automatic door operators are not installed at this facility

Recommendation:
Install barrier free automatic door operators at the 1965 west link entry.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2005	$4,860	Medium

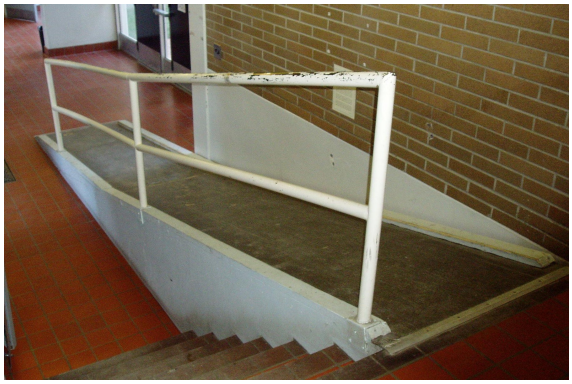
Updated: February 17 2005

K4010.03 Barrier Free Interior Circulation

Barrier free circulation is generally not provided within this facility

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Provide greater barrier free access to all portions of the facility.



Concern:

Only one stair rail lift is provided within this facility and this device is cumbersome, slow and difficult to use. There are numerous stairs and floor levels and access to all levels is not provided. The access ramps that are provided do not meet current accessibility or building code requirements. Few, if any, acceptable access to exit are provided.

Recommendation:

Install two elevators, one in each the 1954 and 1958 buildings to allow access to all floor levels. Remove existing interior wood ramps and construct new concrete ramps to meet current codes. At least 7 interior ramps would be required. Construct exterior concrete ramps to allow access to the main entrance and access to exit in an emergency situation. At least 5 exterior ramps would be required.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2005	$950,400	Medium

Updated: February 17 2005

K4010.04 Barrier Free Washrooms

1965: Marginally acceptable barrier free washrooms are provided on both floors.
1954/1957: No barrier free washrooms are provided

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Provide barrier free washrooms

Concern:

1954/1957: No acceptable barrier free washrooms are provided.

Recommendation:

Install at least one barrier free washroom in each building

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2005	$43,200	Medium

Updated: February 17 2005