

RECAPP Facility Evaluation Report

St Albert Pss Dist #6



William D. Cuts School

B4087A

St. Albert

Facility Details

Building Name: William D. Cuts School
Address: 149 Larose Drive
Location: St. Albert

Building Id: B4087A
Gross Area (sq. m): 0.00
Replacement Cost: \$6,307,923
Construction Year: 0

Evaluation Details

Evaluation Company: Holland Roth Architects
Evaluation Date: September 13 2005
Evaluator Name: Mr. David Roth

Total Maintenance Events Next 5 years: \$253,162
5 year Facility Condition Index (FCI): 4.01%

General Summary:

Masonry construction in stable condition.

Structural Summary:

Envelope Summary:

Exterior envelope is performing well. Power assisted entry door for barrier-free access.

Interior Summary:

Mechanical Summary:

Building mechanical systems include 2-gas fired boilers providing hydronic (hot water) heating and 11-gas fired furnaces. Ventilation provided by air handling unit and furnaces with general and dedicated exhaust systems. Conventional plumbing system with 1-gas fired domestic hot water boiler. Fire hose cabinets and fire extinguishers located throughout building. Mechanical services include City of St. Albert metered domestic water supply, sanitary and storm drainage. Metered natural gas supply from Utility. The Portables gas fired furnaces have surpassed Theoretical Life Expectancy. The overall building mechanical systems meets present requirements. Overall mechanical system rating is acceptable.

Electrical Summary:

Building electrical systems include 1200A, 120/208V, 3P service. Interior T8 fluorescent lighting with exterior HPS fixtures. Building is equipped with fire alarm and a security system. Emergency lighting is provided by battery packs. Supernet, LAN and Cable TV installed. Metered power supply from the utility.

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

A1030 Slab on Grade*

Slab-on-grade throughout

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

B1010.02 Structural Interior Walls Supporting Floors*

Painted concrete block walls

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

B1010.03 Floor Decks, Slabs, and Toppings*

Concrete slab-on-grade throughout main building.

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

B1010.06 Ramps: Exterior**

Concrete ramp at East loading door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	40	SEP-05

Event: Retaining wall at East loading door has failed causing ramp to settle. Guardrail has rusted, been repaired and now is too low.

Concern:

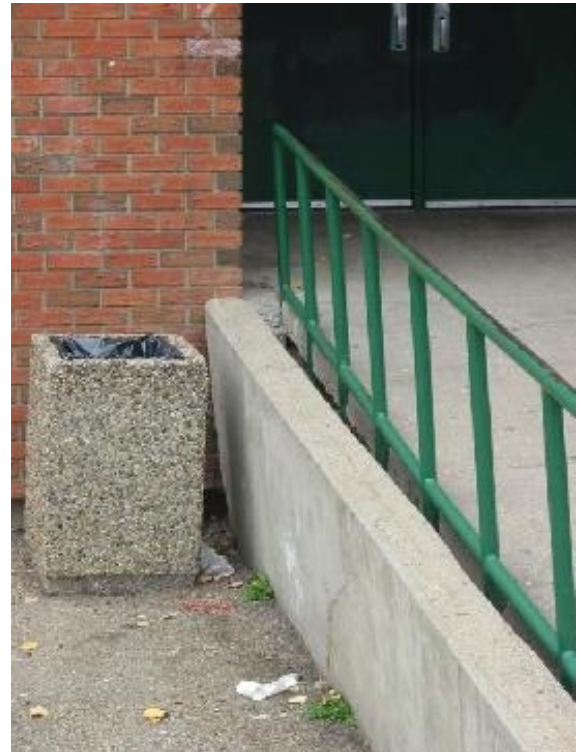
Settlement/movement will continue to deteriorate ramp and retaining wall.

Recommendation:

Replace wall, ramp and guardrail

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$21,400	Medium

Updated: February 13 2006



B1020.01 Roof Structural Frame*

Steel joist and Q deck on main building

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

B1020.06 Roof Construction Fireproofing*

Sprayed fire-proofing on structure and deck in mechanical room.

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

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

Brick facing, cavity, insulation on main building throughout.

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

B2010.01.09 Expansion Control: Exterior Wall Skin*

On gymnasium and exterior brick walls.

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

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

Caulking is flexible at dissimilar materials and openings.

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

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

Concrete block back-up on all exterior walls of main building.

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

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

Vapour barrier provided by paint on exterior block walls

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

B2010.05 Parapets*

Parapet flashing around perimeter of main building.

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

B2010.09 Exterior Soffits*

Wood soffit at front entrance

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

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

Aluminum frames, sealed glazing units throughout main building.

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

B2020.02 Storefronts**

Steel front entry door and window frames.

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

B2030.01.02 Steel-Framed Storefronts**

Entrance door framing.

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

B2030.02 Exterior Utility Doors**

Pressed metal frames and hollow metal doors painted.

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

B3010.01 Deck Vapor Retarder and Insulation*

SBS except Built-up Roofing on gymnasium.

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

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

All flat roofs re-done 1996/1997 except gymnasium

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

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

Metal roof hatch in Mechanical Room 143

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

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

Walls painted throughout main building.

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

C1010.05 Interior Windows*

Metal frames, fixed glazing at administration offices.

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

C1010.07 Interior Partition Firestopping*

Hole above door to portables at electrical service conduit

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

Event: Hole above door to portables at electrical service conduit**Concern:**

Fire and smoke spread hazard

Recommendation:

Fire caulk around conduit at penetration

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$107	Medium

*Updated: February 13 2006***C1020.01 Interior Swinging Doors****

Wood doors painted.

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

C1020.02 Interior Entrance Doors

Steel doors and frame painted.

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

C1020.03 Interior Fire Doors*

Metal and wood classroom doors, pressed metal frames.

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

Event: Evidence that some fire rating labels have been removed from some doors and frames.

Concern:

It is not evident that door assemblies which are to be rated are capable of providing fire protection.

Recommendation:

Inspect and re-label those fire door assemblies without labels. Replace those that are not acceptable.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$5,350	Low

Updated: February 13 2006

C1030.01 Visual Display Boards**

Composite tack boards /vinyl covered in halls

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

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

Metal toilet partitions, overhead rail support, floor mounted

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

C1030.10 Lockers**

Hallway metal lockers

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

C3010.01 Concrete Wall Finishes*

Concrete block painted

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

C3010.11 Interior Wall Painting**

Interior walls painted concrete block

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

C3020.02 Tile Floor Finishes**

Washroom floor is ceramic tile.

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

C3020.04 Wood Flooring**

Gymnasium is wood floor.

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

C3020.07 Resilient Flooring**

Vinyl composite tile with covered rubber base in hallways and classrooms.

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

C3020.08 Carpet Flooring**

Carpet in administration offices

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

Event: Replace carpet in Administration area

Concern:

Carpet is 10 years old and reaching life expectancy.

Recommendation:

Replace carpet within 5 years.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,420	Low

Updated: February 13 2006

C3020.14 Other Floor Finishes**

Quarry tile at entrance lobby

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

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

Accoustical tiles throughout hallways and classrooms.

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

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

Conventional plumbing fixtures. Floor mount, flush tank type. Fixtures replaced as required.

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

D2010.02 Urinals**

Conventional plumbing fixtures. Floor mount, flush valve type. Fixtures replaced as required.

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

D2010.03 Lavatories**

Conventional plumbing fixtures. Counter mount type. Fixtures replaced as required.

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

D2010.04 Sinks**

Conventional plumbing fixtures. Stainless steel sinks servicing Staff/Work Areas and Science Classroom/Labs.

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

D2010.05 Showers**

Conventional plumbing fixtures. Built-up shower with single stall dividers in Gymnasium Changerooms.

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

D2010.08 Drinking Fountains / Coolers**

Non-refrigerated drinking fountains.

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

D2010.09 Other Plumbing Fixtures**

Janitor mop sinks. Mop sinks trim c/w with vacuum breakers.

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

D2020 Domestic Water Distribution

Metered main domestic water supply from City of St Albert.

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

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping for distribution of domestic water to plumbing fixtures.

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

D2020.01.02 Valves: Domestic Water**

Valves for isolation of domestic water to plumbing fixtures.

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

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow prevention provided for standpipe system (check valve). Manual fill for boiler water make-up.

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

D2020.01.03 Piping Specialties (Backflow Preventors) - Main Domestic Water Service**

No backflow prevention provided for building main domestic water supply.

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

Event: Provide backflow prevention device on building main domestic water service.

Concern:

Backflow from building domestic water system into municipal main water supply.

Recommendation:

Install backflow prevention device.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$5,350	Low

Updated: February 13 2006

D2020.02.02 Plumbing Pumps: Domestic Water**

1-Building domestic hot water recirculation pump.

1-Domestic hot water storage tank recirculation pump.

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

D2020.02.06 Domestic Water Heaters**

1- Raypack natural gas fired domestic hot water boiler heater c/w storage tank.

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

D2020.03 Water Supply Insulation*: Domestic

Domestic water piping insulation.

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

D2030 Sanitary Waste

Building sanitary waste drainage connected to City of St. Albert underground sanitary sewer system.

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

D2030.01 Waste and Vent Piping*

Cast iron, PVC and copper piping.

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

D2040.01 Rain Water Drainage Piping Systems*

Rain water collection via roof drains to storm water piping located inside building to City of St. Albert storm system.

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

D3010.02 Gas Supply Systems*

Metered natural gas supply from Utility.

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

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

Heat generation provided by 2-Raypack Raytherm natural gas fired boilers utilizing hot water.

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

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

Boiler breeching and chimneys. Combustion air provided into Mechanical Room.

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

Event: Replace boiler chimney.

Concern:

Indication of rust on boiler chimney.

Recommendation:

Replace boiler chimney.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$8,025	Low

Updated: February 13 2006



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

Heating system chemical pot feeder and side stream filter. Schedule chemical treatment program in place.

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

D3020.03.01 Furnaces - Gymnasium**

3-Lennox natural gas fired counterflow furnaces servicing Gymnasium.

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

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

Furnace chimneys. Combustion air provided into Mechanical Room.

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

D3030.06.02 Refrigerant Condensing Units**

8-Lennox roof mounted air cooled condensing units servicing 8-Portables furnaces dx cooling coils.

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

D3040.01.01 Air Handling Units: Air Distribution**

1-Mark Hot constant volume air handing unit servicing building. Unit consist of supply air fan, return air fan, mixing section and filter section.

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

D3040.01.02 Fans: Air Distribution*

1-Return air fan servicing Gymnasium furnaces.

3-Roof mounted exhaust fans servicing Washroom and General Exhaust.

(2003) 6-Roof mounted exhaust fans servicing Washroom and General Exhaust.

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

D3040.01.03 Air Cleaning Devices:Air Distribution*

Filters located in furnaces and air handling unit. Filters replaced as per maintenance schedule.

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

D3040.01.04 Ducts: Air Distribution*

Supply, return and exhaust ductwork distribution system. Ductwork located below slab and above ceiling.

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

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Ceiling and wall mounted supply air outlets and return/exhaust air inlets.

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

D3040.03.01 Hot Water Distribution Systems**

2-Recirculation pumps and 1-expansion tank. Steel and copper hydronic heating piping located throughout building.

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

D3040.04.01 Fans: Exhaust**

1-Dedicated xhaust fan servicing Science Classroom/Lab fume hood.

2-Dedicated exhaust systems servicing Arts Room (Soap stone exhaust table & saw).

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

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

Roof mounted packaged dx cooling unit servicing Computer Lab Classroom.

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

Event: **Air conditioning (cooling) have not been provided for the Computer Lab Classroom.**

Concern:

Above average room temperatures in the Computer Lab Classroom for equipment and users.

Recommendation:

Provide air conditioning (cooling). Estimated cooling capacity required the Computer Lab Classroom is from 24,000 Btu/hr to 48,000 Btu/hr (2 to 4 tons).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$10,700	Low

Updated: February 13 2006

D3050.03 Humidifiers**

1-Weil McLain steam boiler providing steam for humidification. Water softner and chemical treatment systems servicing steam boiler.

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

D3050.05.02 Fan Coil Units**

Force flow heaters servicing Vestibules and Entrances. Electric force flow heaters servicing Portables Entrances.

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

D3050.05.03 Finned Tube Radiation**

Perimeter wall radiation.

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

D3050.05.06 Unit Heaters**

Unit heaters servicing Mechanical Room.

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

D3060.02.01 Electric and Electronic Controls**

Local electric controls servicing force flow and unit heaters.

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

D3060.02.02 Pneumatic Controls**

Pneumatic zone control.

1-Single control air compressor c/w air dryer.

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

D3060.02.03 Pneumatic and Electric Controls

Electronic (DDC) control servicing primary HVAC equipment with pneumatic zone control.

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

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

Delta BMCS system. System upgraded in 1996.

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

D4020 Standpipes*

Firehose cabinets located throughout building.

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

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Dry chemical fire extinguishers located throughout building and inside fire hose cabinets. Fire extinguishers annually inspected.

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

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

Underground service from utility owned padmount transformer on East side of school at the parking lot.

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

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

Westinghouse 1200A 120/208V 3P, 4W, with a 1200A main breaker installed in 1978.

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

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

Westinghouse 120/208V panel installed in 1978.
Feeder section has 3-3phase spare breakers capacity.

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

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

Klockner Moeller Control centre

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

D5010.07.02 Motor Starters and Accessories**

Magnetic motor starters connected to the Motor Control Centre.

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

D5020.01 Electrical Branch Wiring*

Wiring contained in metal conduits.

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

D5020.01.04 Wiring Connections

Not enough receptacles available in the science rooms to meet current requirements.

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

Event: Power receptacles

Concern:

Not enough receptacles available in the science rooms to meet current requirements.

Recommendation:

Add receptacles to the science rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$2,675	Medium

Updated: February 13 2006

D5020.02.01 Lighting Accessories (Lighting Controls)*

Low voltage switching in gym and corridors only.
Local line voltage switching controls in classrooms, service rooms, and offices.

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

D5020.02.02.02 Interior Florescent Fixtures**

T8 lamps and electronic ballasts throughout the hallways and classrooms.
Surface mounted fixtures have had problems with lenses falling if not properly installed after relamping.

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

D5020.02.02.03 Interior Metal Halide Fixture*

400W HID lights installed in the gym

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

D5020.02.03 Emergency Lighting*

Emergency battery packs are original and installed in corridors but not washrooms.
EXIT signs retrofitted to LEDs in 90s, no power available to them.

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

Event: EXIT signs

Concern:

change to LED EXIT signs.

Recommendation:

More battery packs need to be installed and wiring connected to the EXIT signs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$8,025	Medium

Updated: February 13 2006

D5020.02.05 Special Purpose Lighting*

Drama room has basic theatre lights with minimal dimming controls.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

HPS lighting installed at the entrances and the exterior perimeter of the school.

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

D5030.01 Detection and Fire Alarm**

SIMPLEX 4002 hard-wired fire alarm system.

Control panel located in the main office retrofitted in the mid 1980s.

Current code requires visual alarm devices (strobes) to be located throughout building and an annunciator at the front entrance.

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

Event: Current code requires an annunciator.

Concern:

Fire alarm system does not meet current requirements (no annunciator).

Recommendation:

Add an annunciator at the front entrance of the building.

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

Updated: February 13 2006

Event: Current code requires strobes to be located throughout the building.

Concern:

Fire alarm system does not meet current requirements (no strobes)

Recommendation:

Add strobes throughout the building for visual alarm identification.

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

Updated: February 13 2006

D5030.02.02 Intrusion Detection**

Westec 5000 Security System installed in 1978.
 Motion sensors, door contacts in Mechanical room only.
 Keypad found at main door.
 Parts getting increasingly difficult to find.

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

Event: **Security system.**

Concern:

False alarms.
 Parts not available.

Recommendation:

Replace the security system or have it repaired.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$4,815	Low

Updated: February 13 2006

D5030.03 Clock and Program Systems**

Battery operated hallway and classroom clocks throughout.
 Score clock in the gym.

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

D5030.04.01 Telephone Systems**

CTG telephone switch installed in 1978.

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

Event: **Telephone system**

Concern:

Telephone switch has experienced failures in the past.

Recommendation:

Replace telephone switch.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$5,350	Low

Updated: February 13 2006

D5030.04.02 Paging Systems*

DUKANE system installed. No phones available in the classrooms. Return call switches located in classrooms for intercom.

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

D5030.04.04 Data Systems**

Cat 5 data systems provided in offices and the classrooms.

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

D5030.04.05 Local Area Network Systems*

Enclosed data rack and supernet feed in the Mechanical room.
Should be relocated to a dedicated room with proper cooling and away from dust.
Supernet provision to data rack.

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

D5030.04.09 Intercommunication Systems

FM systems installed in some classrooms.

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

D5030.06 Television Systems*

Cable TV feed coming through the Electrical room.
Cable TV outlets provided in some classrooms and the library.

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02 Library Equipment***

Computers, TV, cameras, audio visual

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

E1020.03 Theater and Stage Equipment*

Lighting, portable stage, sound equipment

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

E1020.07 Laboratory Equipment*

Four Science classrooms with water, drains, gas, power, exhaust hoods.

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

E1090.03 Food Service Equipment*

Stove, 2 fridges, hot dog cooker, freezer, sink, exhaust hood, counter, cupboards and cabinet

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

Event: Kitchen for preparing/selling food is too small.**Concern:**

Inadequate space for storage, handling and preparing food properly.

Recommendation:

Study

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$2,140	Medium

*Updated: February 13 2006***E1090.07 Athletic, Recreational, and Therapeutic Equipment***

Gymnasium equipment in good condition.

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

E2010.02.05 Educational Facility Casework*

Wood storage cabinets and plastic laminate counters in classrooms.

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

E2010.02.07 Kitchen Casework*

Staff kitchen, cupboards, cabinets, plastic laminate counters

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

E2010.02.08 Laboratory Casework*

Wood case goods, plastic laminate counters

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

Event: Damaged veneer facings on millwork.

Concern:

Visual degradation

Recommendation:

Patch/repair veneer facings and re-finish

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$5,350	Low

Updated: February 13 2006

E2010.03.01 Blinds**

Vertical louvre, PVC

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

Event: Vertical louvre PVC blinds are beginning to fail.

Concern:

Some vanes broken, mechanisms jammed.

Recommendation:

Replace annually where required.

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

Updated: February 13 2006

E2010.03.06 Curtains and Drapes**

Stage curtains on adjustable tracks

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

Event: **Stage curtains in Drama room may not be fire proof.**

Concern:

Possible fire hazard

Recommendation:

Conduct study to determine if stage curtain material is fire proof.

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

Updated: February 13 2006

E2020 Moveable Furnishings*

Staff and student desks

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

Event: **Replace classroom desks**

Concern:

Desks have reached end of service life (2-5 years).

Recommendation:

Replace desks (worst first), 4 classrooms per year for 5 years

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$85,600	Low

Updated: February 13 2006

F1010.02.04 Portable and Mobile Buildings*

Eight portables (1978) of wood frame construction over crawl space with flat roofs. Exterior walls cement stucco with aluminum windows. SBS roof in adequate condition. Walls are gyproc painted, vinyl sheet flooring. Each of eight classrooms served by original dedicated furnaces. Eight Lennox roof-mounted air-cooled condensing units servicing Portable direct exchange cooling coils.

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

Event: Replace furnaces

Concern:

Furnaces have surpassed theoretical life expectancy. They do not provide sufficient ventilation to meet current indoor air quality. Above average operating and maintenance costs.

Recommendation:

Replace eight portable furnaces with heating/ventilation units (change air type).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$85,600	Low

Updated: February 13 2006

F1020.02 Special Purpose Rooms*

Serving Room, Band Room and Lab Prep Room.

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

F1030.05 Other Special Construction Systems*

Dust Booth for soap stone carving with dedicated exhaust (2003)

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

F2020.01 Asbestos*

None known.

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

F2020.02 PCBs*

All new electronic ballasts - no PCB's known.

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

F2020.03 Mercury*

Older thermostats in building have mercury in thermo couple switch.

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

F2020.04 Mould*

No complaints.

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

F2020.09 Other Hazardous Materials*

None known.

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

S8 FUNCTIONAL ASSESSMENT**K3020 Indoor Environment**

Indoor air quality, heat, light all adequate in main building

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

K4010 Barrier Free Access

Front entrance is about 750mm above grade - no ramp

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

Event: **Front entrance is about 750mm above grade - no ramp**

Concern:

Front entrance is not B/F

Recommendation:

Add ramp - \$15,000

Add door opener - \$5,000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$21,400	Low

Updated: February 13 2006

K4010.01 Barrier Free Route: Parking to Entrance

Level access at west entrance.

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

K4010.02 Barrier Free Entrances

There is no barrier-free entrance.

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

Event: **Upgrade entrance doors**

Concern:

Entrance to school is not barrier-free.

Recommendation:

Add power assist to West entrance complete with activators.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$3,745	Low

Updated: February 13 2006

K4010.03 Barrier Free Interior Circulation

Hallways are wide and level and barrier-free.

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

K4010.04 Barrier Free Washrooms

Barrier-free toilet and sink in each washroom.

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

RECAPP Facility Evaluation Report



William D. Cuts School

S4087
St. Albert

Facility Details

Building Name: William D. Cuts School
Address:
Location: St. Albert

Building Id: S4087
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: \$13,375
5 year Facility Condition Index (FCI): 0%

General Summary:

Site circulation and parking is limited but adequate. Fire Vehicle Access - Gate & Signage required.

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)**

Paved traffic areas throughout

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

G2010.05 Roadway Curbs and Gutters*

Bus drop-off is on public roadway.

<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 parking lots.

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

G2020.05 Parking Lot Curbs and Gutters*

Parking bunkers used for curbs at edge of staff parking lot.

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

G2020.06.01 Traffic Barriers*

Fire access not marked

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

Event: Fire access not marked

Concern:

Parked car may block access

Recommendation:

gate and signage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$3,210	Low

Updated: February 13 2006

G2020.06.04 Pavement Markings*

Painted lines in staff and visitor lots, not at barrier-free entrance.

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

Event: **Painted lines in staff and visitor lots, not at barrier-free entrance.**

Concern:

No handicapped parking sign or pavement markings.

Recommendation:

Signage and painted lines and marking on pavement

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

Updated: February 13 2006

G2030.03 Pedestrian Unit Pavers**

Pavers adjacent to front entrance sidewalk.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Front public access sidewalk.

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

Event: **Settlement and cracking at entrance sidewalk**

Concern:

Continued settlement and heaving, water damage and freeze/thaw damage will increase deterioration.

Recommendation:

Remove and replace concrete affected with new reinforced concrete or pavers to match adjacent area.

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

Updated: February 13 2006

G2040.03 Athletic and Recreational Surfaces**

Shared soccer/football areas, softball.

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

G2040.04 Athletic and Recreational Equipment*

Tether balls (6), volleyball

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

G2040.04.01.02 Playground Equipment*

Play station.

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

G2040.05 Site and Street Furnishings*

Precast concrete benches, wood seating, wood trash receptacles.

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

G2040.06 Exterior Signs*

Front entrance sign

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

G2040.08 Flagpoles*

One flag pole

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

G2050.04 Lawns and Grasses*

Grassed areas, good site drainage.

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

G2050.05 Trees, Plants and Ground Covers*

Planted area in front of school.

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

G3010.02 Site Domestic Water Distribution*

Metered main domestic water supply from City of St. Albert.

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

G3010.03 Site Fire Protection Water Distribution*

Fire hydrant located at site.

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

G3020.01 Sanitary Sewage Collection*

Sanitary waste collection to City of St. Albert underground sanitary sewer system.

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

G3030.01 Storm Water Collection*

Rain water collection to City of St. Albert storm system. Surface rainwater collection to parking lot catch basin to City of St. Albert storm system.

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

G3060.01 Gas Distribution*

Metered natural gas supply from Utility.

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

G4010.04 Car Plugs-ins*

Parking lot receptacles are time and temperature controlled.

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