

# **RECAPP Facility Evaluation Report**

## **Calgary School District #19**



### **Alternative High School**

B2521A

Calgary

### **Facility Details**

**Building Name:** Alternative High School  
**Address:** 5003 - 20 Street S. W.  
**Location:** Calgary

**Building Id:** B2521A  
**Gross Area (sq. m):** 2,159.30  
**Replacement Cost:** \$5,177,874  
**Construction Year:** 1956

### **Evaluation Details**

**Evaluation Company:** Neil Jaud Architect inc.  
**Evaluation Date:** April 1 1999  
**Evaluator Name:** Neil Jaud

**Total Maintenance Events Next 5 years:** **\$2,085,986**  
**5 year Facility Condition Index (FCI):** **40.29%**

#### **General Summary:**

1956 Single storey wood framed school of 2159 m2 with recent upgrades to Administration offices. Student capacity 330. (149 enrollment)

#### **Structural Summary:**

Wood and concrete masonry walls bearing on concrete foundations. Concrete slab on grade floors. Wood and steel beams on columns or masonry pilasters supporting wood framed roof. Structure in good condition.

#### **Envelope Summary:**

Wood exterior doors and frames. Wood framed single glazed windows with some storm windows. Stucco exterior finish with opaque stained wood siding to window sill height. Brick masonry veneer at main entrance and rear school entry. Painted plywood soffits. Clerestorey windows over corridor very weathered with painted peeled. SBS roofing with pre-finished metal flashings. Painted wire mesh window guards and anti-climbing screens. Anti-climbing screen attachments to exterior stucco wall creating rust stains on stucco surface. Finishes and closures intact but in need of refinishing and replacement. Overall the building envelope is in good condition.

#### **Interior Summary:**

Finishes are old and over-painted. Battleship lino sheet and tile flooring. Plaster and gypsum wall and ceiling finishes. Direct applied acoustic (300x300) tiles to ceilings in corridors and classrooms. Art Room, Science room and Admin areas have suspended T-Bar ceilings. Millwork worn and over-painted. Door frame edges showing signs of wear and tear. Overall the interior finishes are in acceptable condition.

#### **Mechanical Summary:**

This facility has a original low pressure steam boiler, and univent units throughout. The ventilation is through the univent units and a large exhaust fan in the tunnels below. Some of the univent units have been replaced, but we would recommend the heating and ventilation be upgraded. Overall the mechanical systems is in poor condition.

#### **Electrical Summary:**

The main service is a FPE 120/240 volt system 200amp. The branch panels are FPE. The fire alarm system is a simplex model 4002. The school has cat 5E cabling with a computer lab. The emergency battery packs are older and require replacement as does the incandescent exit lighting.

Overall electrical system is in good condition.

#### **Rating Guide**

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

## S1 STRUCTURAL

### A1010 Standard Foundations\*

Concrete frost walls on concrete strip footings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### A1030 Slab on Grade\*

Concrete slab on grade with service tunnels under corridors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### A2020 Basement Walls (& Crawl Space)\*

Concrete foundation walls to service tunnels and to boiler room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### B1010.01 Floor Structural Frame (Building Frame)\*

Concrete structural slab forming ceiling over Boiler room supported on concrete perimeter walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### B1010.02 Structural Interior Walls Supporting Floors (or Roof)\*

Concrete masonry walls with integrated pilasters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

Structural concrete floor slab in corridors and stage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### B1010.05 Mezzanine Construction\*

Wood strip mezzanine floor on laminated 2x6 subfloor in Boiler room supported on concrete masonry wall and concrete walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	100	FEB-08

#### B1010.07 Exterior Stairs\*

Concrete entry stairs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	40	FEB-08

#### B1010.09 Floor Construction Fireproofing\*

Concrete boiler room ceiling

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

#### B1010.10 Floor Construction Firestopping\*

Sealed penetrations through Boiler room ceiling slab

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

#### B1020.01 Roof Structural Frame\*

Glulam beams on wood columns supporting wood roof joists

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

#### B1020.04 Canopies\*

Wood framed Main Entrance canopy supported on steel beam and columns

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin\*

Brick masonry veneer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	75	FEB-08

### B2010.01.02.02 Concrete Block: Ext. Wall Skin\*

Concrete masonry firewall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	75	FEB-08

### B2010.01.06.04 Wood Siding\*\*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	40	FEB-08

#### Event: Replace Wood Siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$55,000	Unassigned

**Updated:** FEB-08

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

Stucco finishes stained and cracked

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	75	FEB-08

#### Event: Replace Stucco

##### **Concern:**

Stucco stained from metal screens applied to wall to prevent climbing. Areas weathered and cracked, delaminating

##### **Recommendation:**

Refinish stucco

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$200,000	Medium

**Updated:** FEB-08

**B2010.01.09 Expansion Control: Exterior Wall Skin\***

Stucco expansion joints

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	20	FEB-08

**Event: Replace Joint Sealers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$18,000	Unassigned

**Updated:** FEB-08**B2010.01.13 Paints (& Stains): Exterior Wall\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	15	FEB-08

**Event: Repaint Exterior Wall****Concern:**

Exterior paint finishes chipping, flaking, peeling

**Recommendation:**

Re-paint exterior

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$60,000	Unassigned

**Updated:** FEB-08**B2010.01.99 Other Exterior Wall Skin\***

Corrugated fibreglas panels over windows at main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

Concrete masonry at boy's and girl's washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### B2010.02.05 Wood Framing : Ext. Wall Const.\*

Wood framing between structural roof supports

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

Poly vapour barrier under gypsum board

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### B2010.06 Exterior Louvers, Grilles, and Screens\*

Painted metal louvres and grilles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	0	FEB-08

#### Event: Refinish Anti-Climbing Screens

##### **Concern:**

Anti-climbing screens rusting, paint peeling causing stains on building face

##### **Recommendation:**

Repair and repaint anti-climbing screens

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$5,000	Unassigned

**Updated:** FEB-08

### B2010.09 Exterior Soffits\*

Painted plywood soffits at classrooms, wood decking soffits at main entry canopy

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**B2020.01.01.05 Wood Windows (Glass & Frame)\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	35	FEB-08

**Event: Replace Wood Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$120,000	Unassigned

**Updated:** FEB-08**B2020.04 Other Exterior Windows\***

Glass block at main entrance windows - staff room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**B2030.01.10 Wood Entrance Door\*\***

Wood doors and frames at entrances

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-08

**Event: Replace wood Entrance Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$22,544	Unassigned

**Updated:** FEB-08**B3010.01 Deck Vapor Retarder and Insulation\***

Vapour retarder over wood roof deck

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08



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

SBS roofing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	25	FEB-08

**Event: Replace Roofing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$350,000	Unassigned

**Updated:** FEB-08**B3010.08.02 Metal Gutters and Downspouts\*\***

Pre-finished metal downspout to Entrance canopy. Main roof drains are internal

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

**Event: Replace Metal Gutters and Downspouts**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$6,094	Unassigned

**Updated:** FEB-08**B3020.02 Other Roofing Openings (Hatch,Vent, etc)\***

Metal roof hatch

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### S3 INTERIOR

#### C1010.01.03 Unit Masonry Assemblies: Partitions\* -

Concrete masonry walls for washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

#### C1010.01.07 Framed Partitions (Stud)\* -

Wood framed classroom walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

#### C1010.04 Interior Balustrades and Screens, Interior Railings\* -

Painted metal railings to basement boiler room stair and to stage door off corridor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

#### C1010.05 Interior Windows\* -

Wired glass in wood frames - clerestorey windows between corridor and classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

#### C1010.06 Interior Glazed Partitions and Storefronts\* -

Glass in wood frame - staff resource room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

#### C1010.07 Interior Partition Firestopping\* -

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

#### C1020.01 Interior Swinging Doors (& Hardware)\* -

Solid core wood stained fir doors in painted wood frames. Frames showing some wear and tear. Knob style hardware. Closers, kickplates on rated doors. Panic hardware on exit doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	40	FEB-08

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

Boiler room door non-rated wood. Knob style hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1956	0	FEB-08

**Event: Install Fire Door**

**Concern:**

Fire separations compromised

**Recommendation:**

Install fire rated doors and frames to Boiler room, Storage rooms, janitors room

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$6,000	Low

**Updated:** FEB-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	20	FEB-08

**Event: Replace Visual Display Boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$42,000	Unassigned

**Updated:** FEB-08

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

12 pre-finished metal water closet stalls and 4 shower stalls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

**Event: Replace Toilet/shower Partitions**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$22,400	Unassigned

**Updated:** FEB-08

**C1030.08 Interior Identifying Devices\* -**

Room names and numbers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	0	FEB-08

**Event: Replace Interior Identifying Devices****Concern:**

Signage non-existent or hand made

**Recommendation:**

Install room labels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$1,200	Medium

**Updated:** FEB-08**C1030.10 Lockers\*\* -**

Pre-finished metal lockers in boy's and girl's washroom/shower room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

**Event: Replace Lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$48,727	Unassigned

**Updated:** FEB-08**C1030.12 Storage Shelving\* -**

Painted wood shelving in storage areas, stained and painted wood shelving in classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**Event: Refinish Storage Shelving****Concern:**

Painted shelving scratched, marked, chipped - old in appearance

**Recommendation:**

Refinish shelving

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$12,000	Low

**Updated:** FEB-08

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

Soap, towel, T.P. Dispensers and waste receptacles in washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### C2010 Stair Construction\* -

Wood framed stair to stage from corridor and gym

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### C2020.05 Resilient Stair Finishes\*\* -

Moulded rubber treads on stair from Stage to Corridor and for stairs down to Boiler room and basement

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	20	FEB-08

#### Event: Replace Resilient Stair Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$11,920	Unassigned

**Updated:** FEB-08

### C2020.08 Stair Railings and Balustrades\* -

Painted metal pipe railing guard between corridor and basement stair

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### C3010.02 Wall Paneling\*\* -

Stained wood paneling in Resource room, stained wood wainscot in gym, painted hardboard wainscot to classroom wing corridors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

#### Event: Replace Wall Paneling

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$48,000	Unassigned

**Updated:** FEB-08

**C3010.06 Tile Wall Finishes\*\* -**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	40	FEB-08

**Event: Replace Tile Wall Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$29,456	Unassigned

**Updated:** FEB-08**C3010.09 Acoustical Wall Treatment\*\* -**

Gymnasium acoustical wall panels

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	20	FEB-08

**Event: Replace Acoustical Wall Treatment**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$42,072	Unassigned

**Updated:** FEB-08**C3010.11 Interior Wall Painting\* -**

Classroom and corridor walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	10	FEB-08

**Event: Repaint Walls, Trim and Base****Concern:**

Paint old, worn, marked

**Recommendation:**

Repaint walls, wood trim and wood wall bases

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$60,000	Low

**Updated:** FEB-08**C3020.01.02 Paint Concrete Floor Finishes\* -**

Boiler room floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	10	FEB-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	50	FEB-08

**Event: Replace Tile Floor Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$12,407	Unassigned

**Updated:** FEB-08**C3020.03 Terrazzo Floor Finishes\* -**

Terrazzo concrete floor in rear corridors leading to playground and in adjacent boy's and girl's washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	75	FEB-08

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

Wood strip flooring in gymnasium. Does not appear to be vented.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

**Event: Replace Wood Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$70,000	Unassigned

**Updated:** FEB-08**C3020.07 Resilient Flooring\*\* -**

Battleship lino - sheet and tile. VCtile

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	20	FEB-08

**Event: Replace Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$50,672	Unassigned

**Updated:** FEB-08

**C3020.08 Carpet Flooring\*\* -**

2000 - carpet flooring in administration offices

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	15	FEB-08

**Event: Replace Carpet Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,608	Unassigned

**Updated:** FEB-08**C3030.04 Gypsum Board Ceiling Finishes (Unpainted)\* -**

Unpainted gypsum board ceiling in basement storage room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	60	FEB-08

**Event: Install Fire Rated Gypsum Board to Beam in Basement****Concern:**

Wood beam in basement storage ceiling unprotected with gypsum board

**Recommendation:**

Apply fire rated gypsum board

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$3,000	Unassigned

**Updated:** FEB-08**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar)\*\* -**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	25	FEB-08

**Event: Replace Acoustic Ceiling Treatment**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$31,217	Unassigned

**Updated:** FEB-08



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

Gypsum board painted ceilings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	20	FEB-08

**Event:** **Repaint Ceilings**

**Concern:**

Ceilings stained

**Recommendation:**

Repaint ceilings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$42,000	Low

**Updated:** FEB-08

## S4 MECHANICAL

### D2010.04 Sinks\*\*

Stainless steel sinks in the classrooms have been replaced lately.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	FEB-08

#### Event: Replace Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$6,911	Unassigned

**Updated:** FEB-08

### D2010.05 Showers\*\*

Two shower cubicles in each washroom

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

#### Event: Replace Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$5,194	Unassigned

**Updated:** FEB-08

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

Porcelain wall mount units in corridors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	35	FEB-08

#### Event: Replace Drinking Fountains / Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$4,723	Unassigned

**Updated:** FEB-08

### D2010.09 Other Plumbing Fixtures\*

Sediment trap under sink in art room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1956	0	FEB-08

#### **Event:** Replace sediment trap

##### **Concern:**

Existing trap has exceeded it useful life.

##### **Recommendation:**

Replace sediment trap under sink in art room

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$2,000	Unassigned

**Updated:** FEB-08

### D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\*

Porcelain wall mount lavs , Floor mount water closets and stand-up urinals

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

#### **Event:** Replace Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$36,810	Unassigned

**Updated:** FEB-08

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

Copper piping throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### D2020.01.02 Valves: Domestic Water\*\* -

Brass globe and gate valves throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	40	FEB-08

#### **Event:** Replace Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$11,965	Unassigned

**Updated:** FEB-08

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

There is backflow devices on the incoming water / sprinkler piping and ahead of boiler and hot water heater

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	20	FEB-08

#### Event: Replace Backflow Preventors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$9,245	Unassigned

**Updated:** FEB-08

### D2020.02.02 Plumbing Pumps: Domestic Water\*\*

Recir. Pump on domestic hot water

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	20	FEB-08

#### Event: Replace Plumbing Pumps: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$1,490	Unassigned

**Updated:** FEB-08

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

John wood 38,000 BTU gas fired hot water heater

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	FEB-08

#### Event: Replace Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$5,000	Unassigned

**Updated:** FEB-08

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

No insulation in the boiler room areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

Cast and copper piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**D2030.03 Waste Piping Equipment\***

Sump pump in boiler room , which picks up floor drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

Cast piping to under ground system then to city mains

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**D2040.02.04 Roof Drains\***

Basket covered drains located as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	40	FEB-08

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

Natural gas with black iron piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	60	FEB-08

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

This is a older gas fired Liberty steam boiler, with a condensate tank in poor condition.All safety devices are in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	35	FEB-08

**Event: Replace Heating Boilers and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$53,338	Unassigned

**Updated:** FEB-08

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

Galvanized breeching to brick chimney

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

**Event: Replace Chimneys (&Comb. Air): H.W. Boiler**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$11,436	Unassigned

**Updated:** FEB-08**D3020.02.03 Water Treatment: H. W. Boiler\***

Chemical pot feeder and filter

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

Univent units have return and minimum outside air, some of these units have been replaced already

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	30	FEB-08

**Event: Replace univent units****Concern:**

High maintenance cost , Poor ventilation for the facility

**Recommendation:**

Replace the ventilation systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$167,342	Unassigned

**Updated:** FEB-08**D3040.01.03 Air Cleaning Devices:Air Distribution\***

Fibreglass filters in the univent units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

These units have steam distribution and condensate return. Black iron piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	40	FEB-08

**Event: Replace Hot Water Distribution Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$177,501	Unassigned

**Updated:** FEB-08

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

There is one main Sheldon exhaust fan and smaller washroom exhaust fans. One hood exhaust fan in science room and one hood exhaust fan in art room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

**Event: Replace Fans: Exhaust**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$7,408	Unassigned

**Updated:** FEB-08

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

Galvanized ductwork, which is very dirty

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

Grilles and diffusers throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

Fan coil units in the corridor entrance ways

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

**Event: Replace 2 Fan Coil Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$29,912	Unassigned

**Updated:** FEB-08**D3050.07 Other Terminal and Packaged Units\***

Gravity steam cabinets in two main corridor entrances

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**D3060.02 .02 Pneumatic Controls**

Pneumatic controls with DDC monitoring

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

**Event: Replace HVAC Instrumentation and Controls**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$125,000	Unassigned

**Updated:** FEB-08**D4010 Sprinklers: Fire Protection\***

Stand pipe to fire hose reels throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	60	FEB-08

**D4020 Standpipes\***

Black iron stand pipe to hose reels

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	60	FEB-08



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

Hand held extinguishers throughout

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1956	30	FEB-08

**S5 ELECTRICAL****D5010.03 Main Electrical Switchboards (Main Distribution)\*\* -**

The main services is a 200 amp main disconnect which is a FPE 120/240 volt. The CDP has been upgraded with two Square D panels being installed internally.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	40	FEB-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	200	amps	

**Event:** **Replace Main Electrical Switchboards (Main Distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$64,717	Unassigned

**Updated:** FEB-08

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

The school has various panels throughout the school some are Square D and some are FPE the panel are of various sizes 32 circuit and 42 circuit. The percentage fill is 85-95%

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

**Event:** **Replace Electrical Branch Circuit Panelboards (Secondary Distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$19,538	Unassigned

**Updated:** FEB-08

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

There are various starters the main manufacture is AB.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

**Event:** **Replace Motor Starters and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$3,850	Unassigned

**Updated:** FEB-08

**D5020.01 Electrical Branch Wiring\* -**

Electrical branch consists of wire in conduit, armored cable drops to local devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

Lighting control is provided through local 120 volt switching done in the class room and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**D5020.02.02.01 Interior Incandescent Fixtures\* -**

There are a few incandescent keyless lamp holder in store room and closets. An energy efficient upgrade would be to go to compact fluorescent lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

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

The hallways and gym have T8 fluorescent,while the class room have T12 fluorescent fixtures with full spectrum lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1956	30	FEB-08

**Event: Replace Interior Florescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$116,175	Unassigned

**Updated:** FEB-08

**D5020.02.03.02 Emergency Lighting Battery Packs\*\* -**

Because of the age of the school and age of battery pack it would be an efficient upgrade to have these replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	20	FEB-08

**Event: Energy Efficiency Upgrade Emergency Lighting Battery Packs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$18,000	Unassigned

**Updated:** FEB-08

**Event: Replace Emergency Lighting Battery Packs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$16,552	Unassigned

**Updated:** FEB-08

**D5020.02.03.03 Exit Signs\* -**

Because of the age of these incandescent devices it would be an efficient upgrade to replace these devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	0	FEB-08

**Event: Replace exit lights**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$6,500	Unassigned

**Updated:** FEB-08

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

The exterior lighting is supplied by 400 watt metal Halide wall pack fixtures. Appears to be sufficient lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**D5020.03.02 Lighting Accessories: Exterior (Lighting Controls)\* -**

The lighting control for the exterior lighting is through a photo cell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

The system is a simplex model 4002. Installation date on the system is 2003. The system is sufficient.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	FEB-08

**Event: Replace Detection and Fire Alarm**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$36,253	Unassigned

**Updated:** FEB-08

**D5030.02.02 Intrusion Detection\*\* -**

The system is a silent knight that utilizes motion sensor and is monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	FEB-08

**Event: Replace Intrusion Detection**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$21,325	Unassigned

**Updated:** FEB-08

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

The clock timer is a simplex system .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	25	FEB-08

**D5030.04.01 Telephone Systems\* -**

The phone system is a Nortel system used for paging though out the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	25	FEB-08

**D5030.04.05 Local Area Network Systems\* -**

The school has cat 5E cabling with a computer lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	0	FEB-08

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

The public address system is a bogen system, used to play music, the door bell is tied into this system as well.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	FEB-08

**Event: Replace Public Address and Music Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$8,770	Unassigned

**Updated:** FEB-08

**D5030.06 Television Systems\* -**

The television system has a utilizes a local antenna and is not tied into a cable system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1956	0	FEB-08

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1020.07 Laboratory Equipment\* -**

Fume hood

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**E1090.04 Residential Equipment\* -**

Frig, range, microwave, sink in staff room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

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

Electric swing down basketball backstops

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**E2010.02 Fixed Casework\*\* -**

Painted wood cabinets in classrooms, Kitchen millwork in staff room,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1956	35	FEB-08

**Event: Replace Fixed Casework****Concern:**

Cabinetry old, beat up, worn and over painted

**Recommendation:**

Replace cabinetry

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$158,400	Low

**Updated:** FEB-08

**F2010.03.01 Blinds\*\* -**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

**Event: Replace Blinds**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$22,585	Unassigned

**Updated:** FEB-08**F2020.01 Asbestos\* -**

Recommend testing of fixed 30x30cm ceiling tiles applied to underside of classroom ceilings, plaster walls in gym and floor tiles. No friable situations noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**F2020.04 Mould\* -**

No mould known or reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**F2020.09 Other Hazardous Materials\* -**

No other hazardous materials known or reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08



## S8 FUNCTIONAL ASSESSMENT

### K4010.01 Barrier Free Route: Parking to Entrance\* -

Grade level entrance from parking to rear entrances of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### K4010.02 Barrier Free Entrances\* -

No automatic opener

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1956	0	FEB-08

#### Event: Install Barrier Free Entrance Opener

##### **Concern:**

No automatic opener

##### **Recommendation:**

Install automatic opener

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$3,500	Low

**Updated:** FEB-08

### K4010.03 Barrier Free Interior Circulation\* -

Corridors and doorways accessible

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

### K4010.04 Barrier Free Washrooms\* -

Barrier free watercloset stalls in boy's and girl's washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

# RECAPP Facility Evaluation Report



## Alternative High School

S2521  
Calgary

### Facility Details

**Building Name:** Alternative High School

**Address:**

**Location:** Calgary

**Building Id:** S2521

**Gross Area (sq. m):** 0.00

**Replacement Cost:** \$0

**Construction Year:** 0

### Evaluation Details

**Evaluation Company:** Neil Jaud Architect inc.

**Evaluation Date:**

**Evaluator Name:** Neil Jaud

**Total Maintenance Events Next 5 years:** **\$120,000**

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

#### General Summary:

The school site is bounded on three sides by streets with the main entrance facing East, the play fields to the South and Parking to West and South adjacent to the school building. The parking lot grade is level with the South entrances facing the playfields. Grassed playfields and a teaching garden make up the open space. Lawn, shrubs and trees form the front yard facing the main entrance street. The parking lot is accessed from the North street with a paved driveway wrapping around the West end of the school to the parking lot immediately South of the building. The school yard is fenced with post and cable fencing to separate the play fields and hard surface play area from the parking lot and lane. Galvanized metal fencing lines the street front to the South and part of the East. The site slopes very slightly to the South and fairly abruptly up from the street to the main entrance. The site is in generally good condition.

#### Structural Summary:

#### Envelope Summary:

#### Interior Summary:

#### Mechanical Summary:

#### Electrical Summary:

#### Rating Guide

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

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

Asphalt lane enters off the north street and comes around the west end of the school to the parking lot south of the school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	25	FEB-08

**Event: Replace Asphalt Paving**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$6,000	Unassigned

**Updated:** FEB-08

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

Paved lot located south of the school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	25	FEB-08

**Event: Replace Asphalt Paving**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$56,000	Unassigned

**Updated:** FEB-08

**G2020.06.01 Traffic Barriers\* -**

Wood posts and metal cable separating parking area from play fields

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**G2020.06.02 Parking Bumpers\* -**

Pre-cast concrete wheel stops

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**G2020.06.03 Parking Lot Signs\* -**

No parking lot signs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1956	0	FEB-08

**Event: Install Parking Lot Signs****Concern:**

No parking lot signage

**Recommendation:**

Install parking lot signage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$1,500	Unassigned

**Updated:** FEB-08**G2020.06.04 Pavement Markings\* -**

Parking lines missing or worn off

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1965	0	FEB-08

**Event: Replace Pavement Markings****Concern:**

No parking stall lines

**Recommendation:**

Paint parking stall lines

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,500	Unassigned

**Updated:** FEB-08**G2030.04 Rigid Pedestrian Pavement (Concrete)\*\* -**

Concrete walk around school perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	25	FEB-08

**Event: Replace concrete sidewalks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$45,000	Unassigned

**Updated:** FEB-08

**G2030.06 Exterior Steps and Ramps\* -**

Concrete steps and ramp at the main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**G2040.02.01 Chain Link Fences and Gates\***

Galvanized metal fencing to playground street perimeter

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	30	FEB-08

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

Asphalt and concrete play areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	25	FEB-08

**Event: Replace Recreational Surfaces**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$9,000	Unassigned

**Updated:** FEB-08**G2040.05 Site and Street Furnishings\* -**

Concrete benches and table

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**G2040.06 Exterior Signs\* -**

Metal cut-out letters of school name mounted on masonry veneer wall face

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

**G2040.08 Flagpoles\* -**

Painted metal flagpole on concrete base

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	FEB-08

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

Grass play fields and front lawn grass

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1956	0	FEB-08

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

Deciduous, coniferous and mixed shrubbery in front yard and communal garden at edge of play field

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1956	0	FEB-08

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

4" underground service to building

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1956	0	FEB-08

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

Fire Hydrant in Street

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1956	0	FEB-08

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

Underground piping to municipal system

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1956	0	FEB-08

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

Underground to municipal system plus site grading to catch basins

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1956	0	FEB-08

**G3060.01 Gas Distribution\* -**

Underground natural gas piping to building

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1956	0	FEB-08

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

School is fed by underground service from power utility

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1956	0	FEB-08

**G4010.03 Electrical Power Distribution Equipment\* -**

Transformer has no markings to verify equipment

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1956	0	FEB-08

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

Site has seven plugs mounted on school wall. Receptacles require weatherproof covers and testing to verify they are functioning. (under \$1,000)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1956	0	FEB-08