

# RECAPP Facility Evaluation Report

## Calgary School District #19



### **Annie Foote Elementary School**

B2523A

Calgary

**Facility Details**

**Building Name:** Annie Foote Elementary Sch  
**Address:** 6320 Temple Drive N. E.  
**Location:** Calgary

**Building Id:** B2523A  
**Gross Area (sq. m):** 3,904.35  
**Replacement Cost:** \$11,209,000  
**Construction Year:** 1980

**Evaluation Details**

**Evaluation Company:** Williams Engineering Canada Inc.  
**Evaluation Date:** September 19 2012  
**Evaluator Name:** WEC - Jennifer Lavier Jankovic

**Total Maintenance Events Next 5 years:       \$1,226,015**  
**5 year Facility Condition Index (FCI):               10.94%**

**General Summary:**

Annie Foote Elementary School is a single storey brick building constructed in 1980 with a total gross floor area of 3904 m2. It has a total enrollment of 342, pre-school through grade 6. There are 9 relocatable classrooms with a total area of 841.5 m2, located on the northwest side of the original building. Eight of those classrooms were installed in 1980, with the 2 blocks of 4 separated by an outdoor courtyard. The final relocatable classroom was attached to the north of the east wing later.

**Structural Summary:**

The perimeter of the building is concrete frost wall and strip footing. Interior columns are on concrete piers on pad footings. The roof is steel deck on open web steel joists supported by steel beams and HSS columns or concrete block bearing walls.

The building structure is generally in acceptable overall condition.

**Envelope Summary:**

Exterior walls are brick cavity. There is a T&G wood soffit at the entrance. Windows are double single pane, fixed, in anodized aluminum frames. Exterior doors are painted steel storefront with insulated steel doors at the main entrance. Other exterior doors are insulated steel or solid core wood. The windows are aluminium units consisting of single exterior pane and single interior pane. The original flat roof was being replaced with an SBS membrane at the time of observation. There is a small area of sloped roof at the library clerestory windows, which had previously been replaced with SBS membrane.

The building envelope is generally in good overall condition.

**Interior Summary:**

Interior walls are painted concrete block in corridors, gypsum board at fire separations, and demountable at the remainder of the partitions. Interior doors are solid core wood with sidelights in steel frames to classrooms and offices, and hollow steel at service and storage areas. The building has a firewall at the corridor outside the ECS area, and to the 2 relocatable classroom wings with automatic fire doors in the corridors at those locations. Interior flooring is sheet and vinyl tile flooring, with maple sports floor in the gymnasium, quarry tile in entrances and washrooms, and sealed slab on grade concrete in the mechanical room. Celings are generally acoustic tile, replaced in 2008 because of the asbestos content. Other ceilings are painted drywall in washrooms and service rooms, and exposed roof structure in the gymnasium and mechanical room. Millwork typically consists of stained plywood carcass, stained plywood doors and drawer fronts with plastic laminate tops.

The interior finishes are in good condition.

**Mechanical Summary:**

Heating system consists of two hot water boilers with perimeter radiation. Ventilation systems: Main system serving classroom and office spaces consists of R/A fan, S/A fan, mixing section, filtration and DX cooling.

Gymnasium is supplied by two outdoor air handlers and stage area is handled by one. All units have reheat coils inside building.

Overall, the mechanical systems are in acceptable condition.

**Electrical Summary:**

The main service is rated at 1600A, 120/208V 3-phase, 4-wire. Fluorescent lighting throughout is T-12 with magnetic ballasts. Exit lighting is incandescent. Emergency lighting is fed from battery packs distributed throughout the school. The fire alarm panel is a Simplex 2001. Cat 5 data cabling and wireless is run throughout the school. Most systems, apart from the data and phone switch date to the construction of the school, and will be due for life cycle replacement in the next few years.

Suggestions for upgrade include replacing exit light lamping with LEDs, replacing existing T12 fluorescents with T8 lamping at life cycle replacement, and replacing bells with horn/strobes at life cycle replacement.

Overall, the electrical systems are acceptable.

**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\*

Perimeter concrete frost wall on strip footings. Interior pad footings with concrete columns to underside slab on grade base.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

### A1030 Slab on Grade\*

Same level slab on grade throughout on compacted gravel base. Moderate cracking where visible in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

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

Load bearing concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

### B1010.07 Exterior Stairs\*

Exterior doors are at main entry, northwest and southwest.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	0	APR-13

#### Event: Raise landing at north-west exit (1)

**Concern:**

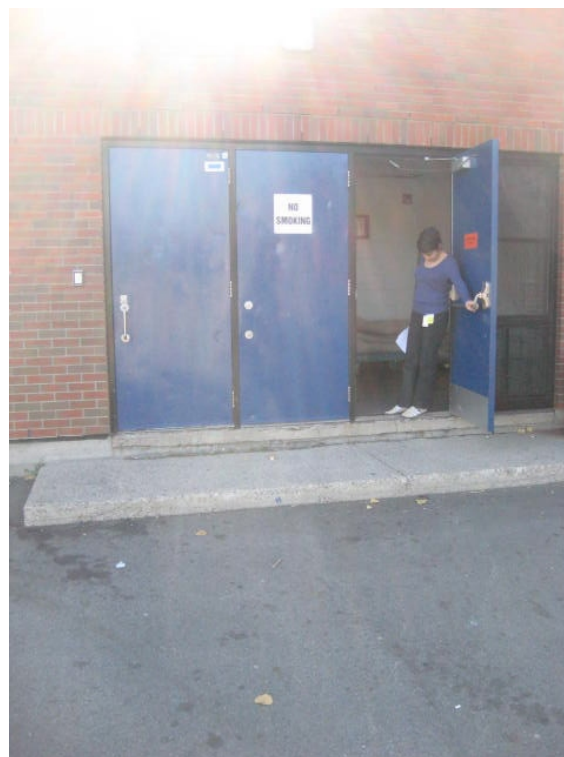
Northwest doors have step at entry. By Code 3.4.6.10, step may not exceed 150 mm. Grade has evidently settled since installation.

**Recommendation:**

Raise landing and asphalt.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2013	\$7,000	Low

**Updated:** APR-13



Landing at northwest entry.

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

Steel beams supported by concrete block pilasters or HSS columns supporting open web steel joists supporting metal deck.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

## S2 ENVELOPE

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

Brick cavity wall throughout. Some mechanical damage, notably Staff Room window on SE elevation (\$1,000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	APR-13

### B2010.01.09 Expansion Control: Ext. Wall\*

Brick control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

### B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\* - Doors and control joints

Caulking of door frames and brick control joints

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	APR-13

#### Event: Caulk doors and control joints (600 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$18,000	Unassigned

**Updated:** APR-13

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

Sealants at windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	20	APR-13

#### Event: Replace window sealants (160 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$5,000	Unassigned

**Updated:** APR-13

**B2010.01.13 Paints (& Stains): Ext. Wall\*\***

Exterior doors and frames painted. Soffits at main entrance stained.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	15	APR-13

**Event: Repaint exterior doors, re-finish soffits (10 doors)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$4,000	Unassigned

**Updated:** APR-13

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

100 face brick  
 20 air space  
 50 rigid insulation on mastic vapour barrier  
 concrete block

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1980	0	APR-13

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

Pre-finished metal mechanical louvers.Expanded metal mesh screens at window locations facing recreational play surfaces.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

**B2010.09 Exterior Soffits\***

T&G wood soffit at main entrance and 2 others on southeast elevation.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

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

Two single panes of fixed glass with approx. 75 mm air space in anodized aluminum frames.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	40	APR-13

**Event: Replace windows (29)**

**Concern:**

Evidence of bugs, dust and debris between inner and outer panes in a number of locations. Windows are thermally inefficient.

**Recommendation:**

Replace windows.

**Consequences of Deferral:**

Thermally inefficient building envelope.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Energy Efficiency Upgrade	2013	\$70,000	Medium

**Updated:** APR-13

**Event: Replace windows (29)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2020	\$70,000	Unassigned

**Updated:** APR-13



**B2030.01.02 Steel-Framed Storefronts: Doors\*\***

Painted insulated steel doors in steel frames. Sidelights and transoms at main entrance hollow metal insulated doors in generally acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	APR-13

**Event: Provide removable astragal to entry (1)**

**Concern:**

Cannot load wide cargo into school.

**Recommendation:**

Provide removable astragal to front entrance doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2013	\$3,000	Low

**Updated:** APR-13

**Event: Replace Entrance Doors (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$53,897	Unassigned

**Updated:** APR-13

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

Original built-up roofing being replaced by SBS roof with 100 mm rigid insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	0	APR-13

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

To be deleted. BUR replaced with SBS in 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	1980	25	APR-13

**Event: Completed - Replace existing Built-up-roof**

**Concern:**

Roofing has exceeded theoretical design life and appears to be in marginal condition.

**Recommendation:**

Replace roofing.

**Consequences of Deferral:**

Risk of moisture infiltration and damage to other school building materials.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$371,781	High

**Updated:** APR-13

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* - 1994**

SBS roof on pop-up element with clerestory providing natural light to Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	APR-13

**Event: Replace SBS roof at Library Pop-Up (120 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$21,600	Unassigned

**Updated:** APR-13

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* - 2012**

The original flat roof (built-up bituminous roofing) was being replaced with an SBS membrane at the time of observation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	25	APR-13

**Event: Replace 2012 SBS roof (2,900 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$520,000	Unassigned

**Updated:** APR-13

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

Ladder and roof hatch in storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

### S3 INTERIOR

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

Steel stud and rated gypsum board at interior partitions requiring fire-resistance rating.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	APR-13

#### C1010.01 Interior Fixed Partitions\* - Unit Masonry Assemblies

Painted concrete block corridor walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	APR-13

#### C1010.02 Interior Demountable Partitions\*

Vinyl clad demountable partitions throughout where no fire separations required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	APR-13

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

Folding partition between Ancillary Art Room (formerly stage) and gymnasium is standard panel folding door. Masonite has been added on Gymnasium side to provide additional durability.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	APR-13

#### Event: Replace folding door between Gymnasium and Ancillary Art Room (27 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$33,000	Unassigned

**Updated:** APR-13

#### C1010.05 Interior Windows\*

Interior windows can be found in demountable partitions in Library area and General Office area, in display case elements in corridor, as sidelights at door locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	APR-13

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

Steel storefront type section at North End of Library area overlooking corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	0	APR-13

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

Firestopping at vertical fire separations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	APR-13

**Event:** Review fire-stopping requirements for penetrations through concrete block wall at Mechanical Room

**Concern:**

Penetrations not sealed between mechanical room and corridor ceiling space.

**Recommendation:**

Provide fire rated sealant and backing for penetrations.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,500	High

AnnieF mech penet.jpg

**Updated:** APR-13

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

Clear finish solid core wood in steel frames. Sidelights at classrooms. Steel fire-rated doors at service and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	APR-13

**Event:** Repair damaged door surfaces and refinish (8)

**Concern:**

Door surfaces damaged in some locations.

**Recommendation:**

Repair and re-finish doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$3,200	Low

**Updated:** APR-13

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

Pairs of corridor fire doors at firewalls with alarm-activated closers at three locations: each corridor to relocatable classrooms; corridor at ECS.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

**C1020.04 Interior Sliding and Folding Doors\***

A number of accordion doors can be found in the school; ECS classroom, 3 pairs of classrooms elsewhere, the gymnasium, staff room, and at a pass through from kitchen to classroom which was once was a lunchroom. Gymnasium door is in the worst condition, patched at several locations.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

**Event: Replace gymnasium divider (120 m2)**

**Concern:**

Existing door is in poor condition, difficult to operate.

**Recommendation:**

A lightweight vinyl/mesh partition will be easier to position when division of gymnasium is desirable.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Operating Efficiency Upgrade	2013	\$7,500	Low

**Updated:** APR-13

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

Whiteboards, tack boards and chalkboards in classrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1980	20	APR-13

**Event: Replace visual display boards (10 classrooms)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$50,873	Unassigned

**Updated:** APR-13

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

Prefinished steel with aluminium head reinforcement channel. Two sets of boys/girls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	30	APR-13

**Event: Replace toilet partitions (16)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$20,800	Unassigned

**Updated:** APR-13

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

Plastic room number and teacher name.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

**C1030.12 Storage Shelving\***

Clear finished wood shelving in library, classrooms, administration, and service rooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

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

Soap dispensers, paper towel dispensers, toilet tissue dispensers, wall hung mirrors.

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

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

2 stairs to ancillary art room (former stage) at gymnasium. Vinyl with rubber nosings.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	20	APR-13

**Event: Replace stair finishes (5 m2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$1,000	Unassigned

**Updated:** APR-13

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

A mosaic tile can be found in what was originally built as a shower area across from the Gymnasium. This space is now used as storage. A quarry tile is used as a wall finish around the urinals in the boys washroom areas.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1980	40	APR-13

**Event:** **Replace tile surround at urinals and in shower area (80 m2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2020	\$22,533	Unassigned

**Updated:** APR-13

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

Painted concrete block and gypsum board. Some of the vinyl clad demountable partitions have been painted over.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1980	0	APR-13

**C3010.12 Wall Coverings\***

Vinyl coated fabric on demountable partitions can be found throughout the school. Some of the vinyl has been painted over while some is original finish.

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

**C3020.01.01 Epoxy Concrete Floor Finishes\***

Sealed concrete floor in Mechanical Room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

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

Quarry tile at entrances, washrooms, high traffic corridor, and former locker rooms now workrooms/classrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1980	50	APR-13

**Event:** **Replace quarry tile (280 m2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2030	\$78,862	Unassigned

**Updated:** APR-13



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

Maple sports flooring in gymnasium. Re-sanded 2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	30	APR-13

**Event: Replace gymnasium floor (425 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$106,000	Unassigned

**Updated:** APR-13

**C3020.07 Resilient Flooring\*\* - Classrooms and administration**

Vinyl tile in classrooms and administration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	APR-13

**Event: Replace vinyl tile - classrooms and administration (1200 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$66,000	Unassigned

**Updated:** APR-13

**C3020.07 Resilient Flooring\*\* - Corridors, etc.**

Vinyl composite tile in corridors. Sheet vinyl in ancillary art room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	APR-13

**Event: Replace resilient sheet flooring at Ancillary Art Room (72 m2)**

**Concern:**

Patches, lifting in areas, and generally overall marginal condition.

**Recommendation:**

Replace existing sheet flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$5,800	Low

**Updated:** APR-13

**Event: Replace resilient tile flooring in corridors (290 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$17,400	Unassigned

**Updated:** APR-13

**C3020.07 Resilient Flooring\*\* - Library and science**

Vinyl tile in library and science classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	20	APR-13

**Event: Replace vinyl tile in library and science (260 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$14,300	Unassigned

**Updated:** APR-13

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

Carpet in Conference and Counseling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	15	APR-13

**Event:** Replace carpet in conference and counselling rooms (25 m2)

**Concern:**

Carpet is pulling apart at the seams and showing wear.

**Recommendation:**

Carpet should be replaced in both the conference and counselling rooms.

**Consequences of Deferral:**

Further deterioration could lead to condition where carpet is a tripping hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$1,800	Medium

**Updated:** APR-13

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

Original ceiling tiles were removed due to asbestos content. Re-roofing in progress at time of observations, which has caused staining from leaks in localized areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	APR-13

**Event:** Replace suspended T-bar ceilings (1400 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$56,387	Unassigned

**Updated:** APR-13

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

Painted gypsum board ceilings in washrooms and storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

## S4 MECHANICAL

### D2010.04 Sinks\*\*

20 stainless steel general purpose sinks and 1 wall hung cast iron Janitor Service Sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	APR-13

#### **Event: Replace Sinks (15 Stainless, 1 Cast Iron)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$25,700	Unassigned

**Updated:** APR-13

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

3 wall hung Vitreous China drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	APR-13

#### **Event: Replace Drinking Fountains (4)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,600	Unassigned

**Updated:** APR-13

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

21 wall hung Vitreous China Lav's.

21 exposed flush valve Vitreous China WC's.

7 floor mounted Vitreous China recessed Urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	APR-13

#### **Event: Replace Washroom Fixtures (21 WC, 21 Lav, 7 Urnl)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$85,400	Unassigned

**Updated:** APR-13

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

100mm incoming water supply, 50mm water meter

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

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

Gate and globe vales on domestic water lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	APR-13

**Event: Replace Valves (20)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$3,800	Unassigned

**Updated:** APR-13

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

There is a 4" main water line from the city that leads to 2, 2" backflow preventers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	APR-13

**Event: Replace backflow preventors (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$6,500	Unassigned

**Updated:** APR-13

**D2020.01.08 Hose Bibbs\***

2 exterior, key operated hose bibbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

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

The system is fitted with 2 Armstrong 25D 4030 pumps, rated at 3hp. Pump 1 has a newer GE motor and pump 2 has an older Leeson motor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	APR-13

**Event: Replace Plumbing Pumps (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,600	Unassigned

**Updated:** APR-13

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

The school has 1 John Wood, JWJ0S36FV-04, 50USG, 30 MBTU self contained hot water heater, gas fired.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	APR-13

**Event: Replace Domestic Water Heaters (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$2,000	Unassigned

**Updated:** APR-13

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

Sanitary sewers to municipal system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

**D2030.02.04 Floor Drains\***

Typical cast iron drains with iron strainers. Located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

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

Storm sewers to municipal system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

**D2040.02.04 Roof Drains\***

Typical cast iron body roof drains with strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

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

Iron piping from meter to boilers and water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

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

Two hot water boilers, both are Bryan CL-150W 1350 BTUH with three heating pumps, all 3Hp. One to circulate boiler and two to handle perimeter radiation system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	35	APR-13

**Event: Replace 2 Boilers and 3 Pumps**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$116,500	Unassigned

**Updated:** APR-13

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

The chimneys are galvanized steel, with fiberglass insulation. The 2 separate chimneys from the boilers and the 1 chimney from the hot water heater combine into 1 before exiting through the roof.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	35	APR-13

**Event: Replace Chimneys (30m)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$20,700	Unassigned

**Updated:** APR-13

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

Water treatment program in place. The school is using MD4102 chemical treatment through a feeder.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

**D3030.06.02 Refrigerant Condensing Units\*\***

Roof mounted air cooled condenser/compressor unit. The unit is a Carrier 38AE054510, filled with R22.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	25	APR-13

**Event: Replace Condensing Units (1)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$12,500	Unassigned

**Updated:** APR-13

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

Main air handling system, a Trane climate changer, to serve the entire building except the Gym. System consists of R/A fan, S/A fan, mixing section, filtration and DX cooling.

Gym area handled by two outdoor air handlers and stage area handled by one outdoor unit(Lennox LCA036SN1Y). All units have reheat coils inside building. They gym units were caged off due to the roofers and could not be accessed.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	30	APR-13

**Event: Replace Air Handling Units (4)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$152,700	Unassigned

**Updated:** APR-13

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

Air is distributed through the school through typical low velocity galvanized steel ductwork.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

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

Exhaust grills are typical egg crate type.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

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

Iron piping located throughout the building to deliver hot water to the baseboard heaters.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	40	APR-13

**Event: Replace Hot Water Distribution Systems (3,063m2 gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2020	\$304,200	Unassigned

**Updated:** APR-13



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

There are several roof top mounted exhaust fans servicing several different areas of the school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	30	APR-13

**Event: Replace exhaust fans (3,063 m2 gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$56,200	Unassigned

**Updated:** APR-13

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

Typical low velocity galvanized steel ductwork.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

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

Typical eggcrate style exhaust.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

**D3050.02 Air Coils\*\***

Direct expansion coil.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	30	APR-13

**Event: Replace Air Coils (1)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$7,000	Unassigned

**Updated:** APR-13

**D3050.03 Humidifiers\*\***

Spray coil in main air handling system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	APR-13

**Event: Replace Humidifiers (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$11,900	Unassigned

**Updated:** APR-13

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

Baseboard heating for perimeter heating is located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	APR-13

**Event: Replace Finned Tube Radiation (3,063m2 gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$149,800	Unassigned

**Updated:** APR-13

**D3050.05.06 Unit Heaters\*\***

Hot water unit heater used to heat combustion air in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	APR-13

**Event: Replace Unit Heater (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,500	Unassigned

**Updated:** APR-13

**D3060.02.02 Pneumatic Controls\*\***

Barber Coleman pneumatic control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	APR-13

**Event: Repalce pneumatic controls (3,063m2 gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$46,800	Unassigned

**Updated:** APR-13

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

DDC system consists of timer controls for HVAC equipment and basic on/off settings controlled via temperature sensors. Brand unknown.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	30	APR-13

**Event: Replace HVAC Instrumentation and Controls (3,063m2 gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$84,300	Unassigned

**Updated:** APR-13

**D4010 Sprinklers: Fire Protection\***

Sprinklers only in gymnasium stage area. Street fire hydrant available. No siamese connection.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

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

Hand held extinguishers throughout building.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

## S5 ELECTRICAL

### D5010.01 Main Electrical Transformer (Utility Owned)\*

The main Electrical transformer is owned by Enmax rated 1600A. Tag number:35E-418. Last tested on 08/2004

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	40	APR-13
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	1600	amps	

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

1600A, 120/208V, 3-phase, 4-wire FPE MDP  
Peak load at ~500A - plenty of capacity.  
Room for future additions.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	40	FEB-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	1600	amps	

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

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2020	\$61,888	Unassigned

**Updated:** APR-08

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

Typical FPE 42 cct, 225A panelboards (NBLP 42-4L)  
0-15% spaces typical.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	30	APR-13

#### **Event: Replace Electrical Branch Circuit Panelboards (11)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$54,604	Unassigned

**Updated:** APR-13

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

Typical Westinghouse loose starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	APR-13

**Event: Replace motor starter mcc 4 sections**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$27,250	Unassigned

**Updated:** APR-13

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

Wire in conduit.

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

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

Typical line voltage switching.  
2-3 levels in classrooms.  
Low voltage switching in library.

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

**D5020.02.02.02 Interior Fluorescent Fixtures\*\***

T8 lamping throughout.  
Recessed, lensed 2x4s typical for classrooms, 1x4s in corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	30	APR-13

**Event: Replace Interior Fluorescent Fixtures (450 Fluorescent lamps)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$112,500	Unassigned

**Updated:** APR-13

**D5020.02.02.03 Interior Metal Halide Fixtures\* - Gymnasium**

16 Pendants in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	0	APR-13

**D5020.02.02.03 Interior Metal Halide Fixtures\* - Library (2010)**

The old incandescent fixtures in the library is upgraded to 6 new metal halide fixtures in the library

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	0	APR-13

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

Battery packs distributed throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	APR-13

**Event: Replace Emergency Lighting Battery Packs (10)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,140	Unassigned

**Updated:** APR-13

**D5020.02.03.03 Exit Signs\***

Exit sign lamps are upgraded to LED lamping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	0	APR-13

**D5020.02.05 Special Purpose Lighting\***

Spotlights/stage lighting in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

**D5020.03.01.04 Exterior H.P. Sodium Fixtures\***

Wall packs around perimeter, recessed downlights at front entrance.

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

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

Time clock control.

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

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

Fire alarm system has been replaced to Simplex 4006 panel. It has been inspected on April 2012. Pull stations at exit doors. Heat detectors in storage rooms. Smoke detectors and hold-opens at fire doors. The New Electronic bells with Flashing strobes are installed throughout the school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2010	25	APR-13

**Event: Replace Detection and Fire Alarm (gfa 3,063 sqm)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2035	\$103,000	Unassigned

**Updated:** APR-13

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

Motion detectors throughout.  
Regency panel with keyswitch at entrance for disarming.  
Monitored off-hours.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1995	25	APR-13

**Event: Replace Intrusion Detection (gfa 3,063 sqm)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2020	\$93,600	Unassigned

**Updated:** APR-13

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

Simplex Program/Timer for class signal.

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

**D5030.04.01 Telephone Systems\***

Meridian phone switch.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1995	0	FEB-08

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

Cat 5 cabling in conduit.  
Rack in poorly-ventilated space.  
Wired and wireless data throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1995	0	APR-13

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

Bogen MCP 35A P/A amplifier.  
Tied in to phone switch, music.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	APR-13

**Event: Replace Public Address (1) and Music Systems (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,453	Unassigned

**Updated:** APR-13

**D5030.06 Television Systems\***

TV drops in select locations. Not in use

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13



## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1090.04 Residential Equipment\*

Residential quality refrigerators, ranges, microwave and dishwasher in the staff room and kitchen area (seldom used) located off classroom formerly used as lunchroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	0	APR-13

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

Gymnasium. Six basketball backboards (retractable at stage), floor sockets and nets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

### E2010.02 Fixed Casework\*\*

Clear sealed plywood frames, drawer fronts and doors, with plastic laminate countertops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	APR-13

#### Event: Repair plastic laminate and wood finish (5% of gfa)

**Concern:**

There are a number of pieces where the clear seal finish is completely worn away. There are cases in the countertops where the plastic laminate is delaminating from substrate or where the backsplash is pulling away from base cabinet and/or block wall behind.

**Recommendation:**

Repair and refinish select pieces of millwork.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$11,266	Low

**Updated:** APR-13

#### Event: Replace fixed casework (2115 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$206,432	Unassigned

**Updated:** APR-13

**E2010.03.01 Blinds\*\***

Many windows in the school appear to have no blinds. There are vertical type blinds in the General Office area and metal venetian blinds can be found at a number of classroom window locations.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2007	30	APR-13

**Event: Replace blinds (29 windows)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2037	\$12,000	Unassigned

**Updated:** APR-13

**F1040.06 Other Special Facilities\* - Kiln**

A kiln for firing pottery was located in one of the storage rooms off the Ancillary Art Room on the former stage area.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

## S8 SPECIAL ASSESSMENT

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

Parking area is paved.  
No designated parking for disabled persons has been provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

**Event:** Provide designated barrier free parking stall and signage.

**Concern:**

No barrier free parking stall was noted during the time of the evaluation.

**Recommendation:**

Provide for a barrier free parking stall including signage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$5,633	Low

**Updated:** APR-13

### K4010.02 Barrier Free Entrances\*

Main entrance doors south east side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	APR-13

**Event:** Install power door operators at main entrance doors (2)

**Concern:**

Main Entrance doors are not equipped with power door operator.

**Recommendation:**

Install power door operators.

**Consequences of Deferral:**

Physically challenged individuals may not be able to participate in activities within this school building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$14,251	High

**Updated:** APR-13

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

School is accessible with the exception of the Ancillary Art Room (formerly Stage area) and rarely used, which has access by stairs only on either side. Classroom door latches are globe style.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

**Event: Provide lever latchsets (16 doors)**

**Concern:**

Latch sets to classrooms and administration are globe design, requiring grasping.

**Recommendation:**

Replace door hardware on barrier-free route to lever handles.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Barrier Free Access Upgrade	2013	\$4,800	Low

**Updated:** APR-13

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

No barrier free washroom is provided in this facility.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

**Event: Provide barrier-free washroom.**

**Concern:**

No barrier free washroom exists within the school.

**Recommendation:**

Convert an existing space within the school into a barrier free washroom.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Barrier Free Access Upgrade	2013	\$11,266	Low

**Updated:** APR-13

**K4030.01 Asbestos\***

Calgary Board of Education (CBE) audited all facilities for asbestos. Acoustic tile ceilings were all removed and replaced in 2008. It is assumed that all materials containing hazardous levels of asbestos have been replaced.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1980	0	APR-13

**K4030.04 Mould\***

None reported nor observed during the course of the evaluation.

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

**K4030.09 Other Hazardous Materials\***

None observed nor reported during the course of the evaluation.

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

**K5010.01 Site Documentation\***

Site plan attached.

Prime Consultant: Williams Engineering Canada Inc.  
 Site Review Date: September 19, 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	APR-13



Site plan

**K5010.02 Building Documentation\***

Floor plan attached.

Prime Consultant: Williams Engineering Canada Inc.  
Site Review Date: September 19, 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	APR-13



Floor Plan