

RECAPP Facility Evaluation Report

Calgary School District #19



Cappy Smart Elementary School

B2566A

Calgary

Facility Details	
Building Name:	Cappy Smart Elementary Sc
Address:	5808 Madigan Drive N. E.
Location:	Calgary
Building Id:	B2566A
Gross Area (sq. m):	3,398.00
Replacement Cost:	\$9,873,000
Construction Year:	1978

Evaluation Details	
Evaluation Company:	ARUP DATTA ARCHITECT LTD.
Evaluation Date:	September 25 2012
Evaluator Name:	Brian Dennis

Total Maintenance Events Next 5 years:	\$2,150,746
5 year Facility Condition Index (FCI):	21.78%

General Summary:

Original single storey 3008.7 m2 school constructed in 1979 (as per drawing).
 4 portable classrooms with an area totaling 390.2 m2 are located on the North side of the original building.
 Total Area of original building plus portables is 3399 m2.

Individual portable information is provided on separate data files (reference numbers T4635, T4636, T4637 and T4638)

Structural Summary:

The building appears to be constructed of a combination of concrete slab on grade, load bearing concrete block and face brick walls, open web steel joists and metal deck.

Overall, the Structure is in acceptable condition

Envelope Summary:

The building envelope is a combination of face brick and Built-up bituminous roofing.
 Windows are aluminium units consisting of single exterior pane and single interior pane.

Major work Recommended :

- replace caulking around exterior windows.

Overall the Building Envelope is in Acceptable condition.

Interior Summary:

Resilient tile flooring to corridors, classrooms, administration offices and storages. carpet to library areas; wood flooring to the gymnasium; mosaic and ceramic tiles in the washroom and shower areas. Now shower areas in dressing room are utilized as storage space. Flooring in 4 Classrooms (rm.# 1,4,9 & 10) and carpet flooring in general office areas and library offices have been replaced with new resilient tile flooring in 2011.
 Painted metal door frames with painted wood or metal doors are typical. All corridors walls and interior doors and frames were painted in 2012. Millwork typically consists of stained plywood doors and drawer fronts with plastic laminate type countertops.

Major work recommended :

- replace carpet flooring in library.
- replace resilient tile to the north side of north corridor after investigating the cause and damages.
- replace failed millwork.

Overall, the Interior finishes are in Acceptable condition.

Mechanical Summary:

All major equipment is original with the exception of the domestic water heaters which were installed in 2002.
 The heating system consists of two hot water boilers which feed a perimeter radiation heating system, with heating water coils in air handling units.
 There are two ventilation systems, one central air handling unit for classrooms and auxiliary spaces, and a separate make-up air unit on roof to serve gym.
 The spray coil humidifier on the AHU was not in service at the time of the audit.

Overall the mechanical systems are in acceptable condition.

Electrical Summary:

Main electrical service rated at 1000A, 120/208V, 3-phase, 4-wire. Fluorescent lighting throughout the facility has T12 lamping and magnetic ballasts. Exit lights have LED lamps. Emergency lighting run on battery packs, and primarily utilizes ceiling-recessed lights. The fire alarm is operational. Cat 5 and wireless data are installed throughout the school. Motion detectors are used throughout the school for security.

The following items need to be upgraded:

- 1- Change interior lighting in school to Metal Halide and T8 lighting.
- 2- Add ten new power circuits in kitchen -staff room.

Overall, the electrical systems are in acceptable condition

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

S1 STRUCTURAL**A1010 Standard Foundations***

Cast in place concrete foundations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

A1030 Slab on Grade*

Cast in place concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

B1010.01 Floor Structural Frame (Building Frame)*

Load-bearing, concrete masonry block walls support the roof and suspended floor structures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

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

Load Bearing concrete masonry block walls are supporting the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

B1010.05 Mezzanine Construction*

Stage is constructed of wood and supported by load bearing Concrete masonry block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

B1010.09 Floor Construction Fireproofing*

This is a single storey building with no basement.
Underside of stage has gypsumboard which is fire rated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

B1010.10 Floor Construction Firestopping*

Main floor slab on grade with no fire stopping and nothing was visible to mezzanine (stage).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

B1020.01 Roof Structural Frame*

Steel Deck on open web steel joists supported by load bearing concrete block walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

B1020.06 Roof Construction Fireproofing*

Single storey building fire proofing was not required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick masonry veneer over masonry exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

Event: Investigate cracking in brickwork.

Concern:

Cracking/Separation of outer wythe of brickwork South side of North East Entrance may continue to deteriorate.

Recommendation:

Investigate cause of cracking to determine whether some level of repair may prevent further deterioration.

Consequences of Deferral:

Accelerated deterioration of building envelope leading to possible damage to interior components

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$5,633	Unassigned

Updated: JAN-13

B2010.01.09 Expansion Control: Ext. Wall*

Expansion control joints in the clay brick exterior are filled with a caulking material. For replacement refer to B2010.01.11 Joint sealers (caulking): Ext. Wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

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

Joint sealers are provided in construction joints and around exterior windows and doors. Caulking around exterior windows started brittling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	20	JAN-13

Event: Remove and Replace Caulking around Exterior Windows (BOE 350 Im.)

Concern:

Caulking around exterior windows started brttling.

Recommendation:

Remove and replace existing caulking.

Consequences of Deferral:

Poor performance of building envelope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$12,250	Low

Updated: JAN-13

Event: Replace Caulking to Control Joints and Exterior Doors (BOE 280 Im.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$10,100	Unassigned

Updated: JAN-13

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

All exterior doors and doors frames have paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	15	JAN-13

Event: Repaint Exterior Doors (BOE 75 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$4,000	Unassigned

Updated: JAN-13

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

Cast-in-place concrete wall at lower portion of of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

B2010.02.03.02 Concrete Masonry: Ext. Wall Const.

Exterior back-up walls are generally are load-bearing masonry block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

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

Assumed membrane air vapour barrier applied to concrete masonry structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

B2010.06 Exterior Louvers, Grilles, and Screens*

Pre-finished mechanical grilles and pre-finished metal protection screens on windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

B2010.09 Exterior Soffits*

Pre-finished metal soffits to all entrances/ exits. Minor damage to pre-finished metal soffit by Northwest entrance/ exit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

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

Exterior windows of the school are operable double glazed windows and pre-finished metal spandrel panels set in aluminum frames. Horizontal blinds between two panes are operated by controls. Previous indication of fogging of window a problem in E.C.S. Room. Replacement of seals recommended on this unit but repair not identified as cost of repair is less than \$1000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	JAN-13

Event: Replace Aluminum Windows (BOE 70 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$100,800	Unassigned

Updated: JAN-13

B2030.01.02 Steel-Framed Storefronts: Doors**

Painted metal clad doors are set in painted metal frames at entrances. For painting refer to B2010.01.13 Paints (& Stains).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace Metal Doors (BOE 10 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$24,000	Unassigned

Updated: JAN-13

B2030.02 Exterior Utility Doors**

Painted metal clad doors to the portable corridor, gym exits and one storage room (rm no. 107).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	JAN-13

Event: Replace Metal Doors (BOE 5 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$5,000	Unassigned

Updated: JAN-13

B3010.01 Deck Vapour Retarder and Insulation*

Not observed during inspection, but the roof is presumed to be provided with an air/moisture barrier and insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

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

Built-up bituminous roofing. No major roof leaks were reported. 3 leaks have been repaired in 2011.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	25	JAN-13

Event: Reroof Building (BOE 3000 sqm.)

Concern:

Roof is in poor condition and has had leaks

Recommendation:

Replace roof with SBS roofing and new flashing

Consequences of Deferral:

Continued deterioration and potential of roof leaks and water damage to interior of school

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$525,000	Medium

Updated: JAN-13

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

Standard pre-manufactured type roof hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Interior fixed partitions are painted masonry blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C1010.02 Interior Demountable Partitions*

Pre-finished and painted vinyl clad demountable type partitions in some locations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C1010.03 Interior Operable Folding Panel Partitions** - Accordion Style

Accordion style folding partitions in gymnasium and kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace Accordion Style Folding Partition (BOE 100 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$8,000	Unassigned

Updated: JAN-13

C1010.03 Interior Operable Folding Panel Partitions** - Panel Partition

Panel folding partition to separate stage and gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace panel Folding Partition (BOE 60 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$68,700	Unassigned

Updated: JAN-13

C1010.05 Interior Windows*

Interior window in general office area & library and display type widows in the corridors. Single glazed interior windows are set in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C1010.07 Interior Partition Firestopping*

Penetrations through rated walls appear sealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C1020.01 Interior Swinging Doors (& Hardware)*

Combination of painted wood and painted metal doors in pressed steel frames. All interior doors were painted in 2012, reported by school representative.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C1020.03 Interior Fire Doors*

45 min. Rate door in 3 hour fire rated frames noted in mechanical room, science room, and storage Room. All interior doors were painted in 2012, reported by school representative.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C1030.01 Visual Display Boards**

White boards and tack boards are provided in classrooms. Blackboards and smartboards are provided in some classrooms. Tackboards are provided throughout the corridors. Blackboards are obsolete; should be replaced with whiteboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	JAN-13

Event: Replace Display Boards (BOE whiteboards 30, tackboards 100)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$85,100	Unassigned

Updated: JAN-13

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

Prefinished metal toilet/shower partitions in students washrooms, one staff washroom and girls shower. Shower stall areas now utilized as storage space, shower partitions are not considered in BOE.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Repair Damaged Partition

Concern:

Damaged partition in Boys washroom South West portion of building.

Recommendation:

Repair/replace as required.

Consequences of Deferral:

Stall not functioning properly.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,127	Unassigned

Updated: JAN-13

Event: Replace Toilet Compartments (BOE 12 toilet partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$22,800	Unassigned

Updated: JAN-13

C1030.06 Handrails*

Painted metal railings on stair to stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C1030.08 Interior Identifying Devices*

Room name/ number signage to doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C1030.10 Lockers**

Pre-finished metal lockers (stacked in two or four) in boys and girls dressing rooms. Boys and girls dressing rooms are utilized as storage space. Since lockers are no longer being used , are not considered in replacement cost.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

C1030.12 Storage Shelving*

Metal cabinets in some classrooms and general offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Paper towel, toilet tissue, soap dispensers, wall mounted mirrors are typical and sanitary disposals in female staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C2010 Stair Construction*

Wood stairs to the stage/ music room with wood rails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C2020.05 Resilient Stair Finishes**

Resilient sheet stair finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	JAN-13

Event: Replace Resilient Sheet stair finish (BOE 5 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,500	Unassigned

Updated: JAN-13

C3010.06 Tile Wall Finishes**

4x4 ceramic tile wall finish at urinals in boys washrooms upto 3'-6" high and in shower areas in phys. ed. and dressing rooms upto 7' high. Showers areas in dressing rooms are utilized as storage space, are not considered in BOE calculation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	JAN-13

Event: Replace Ceramic Tile Wall Finish (BOE 20 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$6,000	Unassigned

Updated: JAN-13

C3010.09 Acoustical Wall Treatment - Fabric Covered**

4'x4' fabric covered acoustic panels to two walls in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	JAN-13

Event: Replace Fabric Covered Acoustic Treatment (BOE 30 sqm)

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

Updated: JAN-13

C3010.09 Acoustical Wall Treatment - Peg Board Style**

Acoustic Panels - masonite faced with acoustic backing behind to gym wall above door height. Painting over the years has reduced acoustical effectiveness.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	20	JAN-13

Event: Replace Acoustic Wall Treatment (BOE 150 sqm.)

Concern:

Painting over holes in masonite faced acoustic panels has reduced the acoustical effectiveness of the panels.

Recommendation:

Replace panels with a more efficient acoustic solution.

Consequences of Deferral:

Noisey reverberant space, particularly in multiple use situations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$30,000	Medium

Updated: JAN-13

C3010.11 Interior Wall Painting* - 1979 Section

Typical Interior concrete block walls have paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C3010.11 Interior Wall Painting* - 2012 Section

Concrete masonry block walls in corridors and some common areas were painted in 2012, reported by school representative.

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

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floor finish in mechanical room, two storage rooms. Minor cracks were observed in mechanical room flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

C3020.02 Tile Floor Finishes - Mosaic Flooring**

1"x1" mosaic flooring in shower areas and in front of urinals. Shower areas in dressing rooms are not used for shower, now these areas are being used as storage space. Life cycle replacement cost of tile in these storage areas is not included.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	JAN-13

Event: Replace Mosaic Flooring in Phys. Ed. Shower areas and in Boys Washrooms (BOE 5 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,500	Unassigned

Updated: JAN-13

C3020.02 Tile Floor Finishes - Quarry Tile**

Quarry tile flooring in all entrances, students washrooms and boys & girls dressing rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	JAN-13

Event: Replace Quarry Tile (BOE 245 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$79,350	Unassigned

Updated: JAN-13

C3020.04 Wood Flooring**

Hard wood flooring in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace gym Flooring (BOE 402 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$104,500	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - Tile (1979 Section)**

Original resilient tile flooring in corridors, storage rooms, general admin area, phys. ed. Offices, portion of science room, science prep. room and resource room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	JAN-13

Event: Based on study recommendations eliminate moisture infiltration and replace the Resilient Tile Flooring (BOE budget estimate.)

Concern:

Resilient tile flooring in north side corridor has damaged tiles due to high water issue.

Recommendation:

It is recommended to replace the tile after resolving moisture penetration issue.

Consequences of Deferral:

Accelerated deterioration of resilient tile floor finish leading to tripping hazard. Water may also be causing damage to other (hidden) building components.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$30,000	High

Updated: JAN-13

Event: Investigate Floor Condition

Concern:

Resilient tile flooring north side of corridor on North wall of building is lifting or rippling at this wall with the relocatable classrooms on the other side.

Recommendation:

Study recommended to determine whether moisture is penetrating building envelope at junction of relocatable classrooms and North wall of original school building.

Consequences of Deferral:

Accelerated deterioration of resilient tile floor finish leading to tripping hazard. Water may also be causing damage to other (hidden) building components.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2013	\$6,000	High

Updated: JAN-13

Event: Replace Resilient Tile Flooring (BOE 770 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$46,200	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - Tile (2006 Section)**

12 x12 resilient tile flooring in some classrooms and lunch room.

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

Event: Replace Resilient Tile Flooring (BOE 565 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$35,000	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - Tile (2011 Section)**

New resilient tile flooring in principal's rm, vice-principal's rm, work room, staff room, two library offices and classroom no. 4,9,10 & 1.

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

Event: Replace Resilient Tile Flooring (BOE 350 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$25,200	Unassigned

Updated: JAN-13

C3020.08 Carpet Flooring**

Carpet flooring in library, conference room, ancillary art room (rm no. 8) and portion of science room (rm no. 3). Carpet flooring in general office areas and library office areas have been replaced with new resilient tile flooring. Refer to C3020.07 Resilient Flooring - Tile (2011 section).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	15	JAN-13

Event: Replace Carpet Flooring in library and conference room (BOE 300 sqm.)

Concern:

Carpet flooring in library is worn, pulling apart at seams.

Recommendation:

Replace with new carpet flooring.

Consequences of Deferral:

Tipping hazard, safety issue.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$22,500	Medium

Updated: JAN-13

Event: Replace Carpet Flooring in science room and ancillary art rm (BOE 145 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$13,000	Unassigned

Updated: JAN-13

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

2x4 acoustic ceiling T-bar throughout the school. There stained tiles were observed in several areas most likely due to roof leakage. The roof leaks have been repaired last year, reported by school representative. The stained tiles should be replaced (part of maintenance item)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	25	JAN-13

Event: Replace Acoustic Ceiling Tiles (BOE 2435 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$121,700	Unassigned

Updated: JAN-13

Event: Replace Tiles - Not Supported

Concern:

Stained, dirty tiles create an unfavorable impression of the school and with future replacement of roofing (currently scheduled by CBE for 2009) will make it difficult to determine new roof leaks from old roof leaks.

Recommendation:

Replacement of ceiling tiles. Allowance is for an area of 200 m2

Consequences of Deferral:

Continued deterioration of ceiling tiles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$10,139	Medium

Updated: JAN-13

C3030.07 Interior Ceiling Painting*

Gymnasium ceiling and other gypsum board ceiling have paint finish. Painted gypsum board ceiling finishes in shower areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

S4 MECHANICAL

D2010.04 Sinks**

Stainless steel general purpose sinks located in classrooms and kitchens. Utility sink located in Janitors closet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace Sinks BOE (18)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$27,500	Unassigned

Updated: JAN-13

D2010.05 Showers**

Shower heads located in locker rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace Showers BOE (15)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$23,600	Unassigned

Updated: JAN-13

D2010.08 Drinking Fountains/Coolers**

Wall hung Vitreous China

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	35	JAN-13

Event: Replace Drinking Fountains / Coolers BOE (8)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,600	Unassigned

Updated: JAN-13

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

Wall hung and counter mount Vitreous China Lav's

Exposed flush valve Vitreous China WC's

Floor mounted Vitreous China recessed Urinals

Wall hung cast iron Janitor Service Sinks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	35	JAN-13

Event: Replace Washroom Fixtures BOE (WC-23, Lav-22, Urnl-7)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$76,600	Unassigned

Updated: JAN-13

D2020.01.01 Pipes and Tubes: Domestic Water*

100mm service from municipal service. 50mm water meter

All domestic water piping is copper

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

D2020.01.02 Valves: Domestic Water**

Domestic water valves visible in mechanical room in good condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	JAN-13

Event: Replace Valves BOE (20)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$22,900	Unassigned

Updated: JAN-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

Backflow protection on all services

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	JAN-13

Event: Replace Backflow Preventors BOE (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$9,200	Unassigned

Updated: JAN-13

D2020.01.08 Hose Bibbs*

Building has exterior hose bibbs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

D2020.02.02 Plumbing Pumps: Domestic Water**

Bell & Gossett circulation pump

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	JAN-13

Event: Replace Plumbing Pumps: Domestic Water BOE (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,200	Unassigned

Updated: JAN-13

D2020.02.06 Domestic Water Heaters**

Two self contained hot water heaters, gas fired. Tank #2 isolated and gas and water shut off Nov. 1 2011

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	JAN-13

Event: Replace Domestic Water Heaters BOE (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$3,700	Unassigned

Updated: JAN-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	1979	0	JAN-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	1979	0	JAN-13

D2040.02.04 Roof Drains*

Single weir control flow roof drains

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

D3010.02 Gas Supply Systems*

Gas meter located in mechanical room, regulator piped to exterior

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

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

Two hot water boilers "Bryan" serve the perimeter radiation system and air handling system

Controls are all pneumatic with interface to direct digital components for off site monitoring

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	35	JAN-13

Event: Replace Heating Boilers and Accessories: H.W. BOE (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$90,900	Unassigned

Updated: JAN-13

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

Independent chimney serving each boiler

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	35	JAN-13

Event: Replace Chimneys (&Comb. Air): H.W. Boiler BOE (12M)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,900	Unassigned

Updated: JAN-13

D3020.04.03 Fuel-Fired Unit Heaters**

Unit Heater used to heat Combustion Air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace Fuel-Fired Unit Heaters BOE (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,800	Unassigned

Updated: JAN-13

D3030.06.02 Refrigerant Condensing Units**

Roof mounted air cooled condenser/compressor unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	25	JAN-13

Event: Replace Refrigerant Condensing Units BOE (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$10,000	Unassigned

Updated: JAN-13

D3040.01.01 Air Handling Units: Air Distribution**

Central air handling unit for classrooms and auxiliary spaces.

Separate make up air unit on roof to serve gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace Air Handling Units: Air Distribution BOE (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$235,500	Unassigned

Updated: JAN-13

D3040.01.04 Ducts: Air Distribution*

Original galvanized sheet metal

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Square stamped ceiling diffusers located throughout the school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

D3040.03.01 Hot Water Distribution Systems**

Copper piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	JAN-13

Event: Replace Hot Water Distribution Systems BOE (3009 M2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$284,600	Unassigned

Updated: JAN-13

D3040.04.01 Fans: Exhaust**

Dedicated exhaust fans are provided for washrooms and auxiliary spaces

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace Fans: Exhaust BOE (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,400	Unassigned

Updated: JAN-13

D3040.04.03 Ducts: Exhaust*

Original galvanized sheet metal

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

Exhaust grilles connected to exhaust fans/ductwork throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

D3050.02 Air Coils**

Direct expansion coil

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace Air Coils BOE (1)

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

Updated: JAN-13

D3050.03 Humidifiers**

Spray coil in main air handling system. Not being operated at this time

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	25	JAN-13

Event: Replace Humidifier BOE (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$11,400	Unassigned

Updated: JAN-13

D3050.05.03 Finned Tube Radiation**

Perimeter heating supplied by finned tube radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	JAN-13

Event: Replace Finned Tube Radiation BOE (3009 M2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$140,100	Unassigned

Updated: JAN-13

D3060.02.02 Pneumatic Controls**

Trane pneumatic control panels located in mechanical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	JAN-13

Event: Replace Pneumatic Controls BOE (3009 M2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$43,800	Unassigned

Updated: JAN-13

D4010 Sprinklers: Fire Protection*

Sprinklers in gym stage installed

No fire suppression system in rest of building

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

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Hand extinguishers throughout building

No siamese connection

Street fire hydrant available

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

Pad mounted 300 kVA transformer located on south side of school. S/N 23E-276. Owned by ENMAX.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	0	JAN-13

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

FPE 1000A, 120/208V 3-phase, 4-wire. 60% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	JAN-13

Event: Replace 1000 AMP Main Electrical Switchboards (Main Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$60,935	Unassigned

Updated: JAN-13

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

Eight FPE NBLP-424L, 225A, 3-phase, 4-wire. 70% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace 8 Electrical Branch Circuit Panelboards (Secondary Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$24,000	Unassigned

Updated: JAN-13

D5010.07.02 Motor Starters and Accessories**

Six separate starters fed off a common splitter.
Square D, some remote-controlled through a contract with Honeywell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace 6 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$4,500	Unassigned

Updated: JAN-13

D5020.01 Electrical Branch Wiring*

Wiring in EMT conduit. AC90 used for final connections to some equipment and light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

Event: Add ten new power circuits in Staff room

Concern:

Kitchen equipment do not have sufficient power. Tripping the existing circuit breakers.

Recommendation:

Add ten new power circuits in the kitchen / staff room.

Consequences of Deferral:

Existing breakers trip due to overload.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2013	\$3,000	Medium

Updated: JAN-13

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

Majority line voltage switching. 2-level switching typical for classrooms. Library has low voltage switching, with relays in ceiling space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

D5020.02.02.02 Interior Fluorescent Fixtures**

T12 lamping/magnetic ballasts throughout school.
 Corridors - recessed 1x4s
 Classrooms/office - recessed 2x4s.
 Library - combination recessed 2x2s and 2x4s.
 Some de-lamping of fixtures for energy savings/adjusted light levels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	30	JAN-13

Event: Replace Interior Florescent Fixtures for (3,398 m²/gfa).

Concern:

Light fixtures are obsolete technology and have exceeded their life span. Lenses are brittle and yellow.

Recommendation:

Replace Interior Florescent Fixtures for (3,398 m²/gfa) with new T8 type fixtures with electronic ballasts.

Consequences of Deferral:

High operating costs. Obsolete technology. Broken lenses.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$187,638	Medium

Updated: JAN-13

D5020.02.02.05 Other Interior Fixtures*

24 Mercury vapor high bay light fixtures mounted in Gym area with remote ballasts in Gym storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1979	0	JAN-13

Event: Replace 24 high bay light fixtures in Gym with Metal Halide fixtures.

Concern:

Obsolete technology. Mercury in lamps. High operating costs.

Recommendation:

Replace 24 MV units with new Metal Halide units.

Consequences of Deferral:

High operating and maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$12,000	Medium

Updated: JAN-13

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergi-Lite battery packs and remote heads located as required throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2012	20	JAN-13

Event: Completed 2012 Replace Emergency Lighting Battery Packs

Concern:

Several battery packs non-functional.

Recommendation:

Replace batteries/battery packs.

Consequences of Deferral:

Non-compliance with code. Insufficiently lit exit path under loss of power.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$3,380	High

Updated: JAN-13

Event: Replace 25 Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$12,987	Unassigned

Updated: JAN-13

D5020.02.03.03 Exit Signs*

Emergi-Lite LED exit signs located as required throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2012	0	JAN-13

Event: Completed 2012 Upgrade Exit Signs

Recommendation:

Replace all exit signs with LED lamping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2012	\$2,253	Unassigned

Updated: JAN-13

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall-packs, vandal-proof &/or with wireguard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

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

Paragon time clock.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

D5030.01 Detection and Fire Alarm**

Notifier 320 Control panel. Horn strobes and detection devices located as needed. Passive graphic at entrances. Six zones.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2012	25	JAN-13

Event: Completed 2012 Fire Alarm/Emergency Lights

Concern:

Equipment obsolete, parts were unavailable.

Recommendation:

Replace fire alarm throughout the building.

Consequences of Deferral:

Fire system failure would result in the building being unprotected due to spares not being available.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$6,613	Low

Updated: AUG-12

Event: Replace fire alarm system for (3,398 m²/gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$58,590	Unassigned

Updated: JAN-13

D5030.02.02 Intrusion Detection**

Motion sensors located as required. Card swipe system in place. Silent Knight Regency control panel.

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

Event: Replace Intrusion Detection for (3,398 m²/gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$34,456	Unassigned

Updated: JAN-13

D5030.03 Clock and Program Systems*

Lathem DWA384-4 time clock. Used for class change signal only.

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

D5030.04.01 Telephone Systems*

Nortel Norstar. Handsets in classrooms.Connected to PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	JAN-13

D5030.04.05 Local Area Network Systems*

4 data drops to each classroom.
Wireless throughout school.
Cat 5 cabling throughout, installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	JAN-13

D5030.05 Public Address and Music Systems**

50 Channel PA head end Bogen SBA 225, tied in to phone system, cassette.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-13

Event: Replace Public Address and Music Systems for (3,398 m²/gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$14,169	Unassigned

Updated: JAN-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

Household type appliances include stove, microwave, fridge in Kitchen and Staff area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Fixed and retractable basketball equipment and wall mounted climbing equipment in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

E2010.02 Fixed Casework**

Typical Units are laminate countertops with stained/sealed door/drawer faces. Stained/ painted wood coat racks with coat hooks in some classrooms and in some corridors. Stained wood open shelves in storages. Laminate top stained/ painted wood book shelves in library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	35	JAN-13

Event: Repair Casework (BOE = sqm/gfa on 350 sqm.)

Concern:

Typical condition of fixed millwork. Delaminations in laminate countertops and stained/plywood cupboard door faces.

Recommendation:

Selective refinishing/repair where possible and replacement where not.

Consequences of Deferral:

Mainly a visual image issue and potential water damage where laminate failing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$56,330	Low

Updated: JAN-13

Event: Replace Casework (BOE = sqm/gfa on 800 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$146,920	Unassigned

Updated: JAN-13

E2010.03.01 Blinds**

Horizontal blinds between inner and outer panes of all exterior aluminum window units. Horizontal blinds to some interior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace Blinds (BOE 60 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,200	Unassigned

Updated: JAN-13

E2010.03.06 Curtains and Drapes**

Fabric Curtain In stage/ music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	JAN-13

Event: Replace Curtain (BOE 85 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$36,000	Unassigned

Updated: JAN-13

E2020.02.03 Furniture*

Moveable desks, chairs, and tables are typically provided in the classrooms, shops, and the main office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

No designated parking stall for disabled persons has been provided.
 Parking stall area is paved.
 No signage has been provided for visitors with disabilities.
 Access is provided from the parking area on the West side to public sidewalk on South to the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1979	0	JAN-13

Event: Provide Barrier Free Parking Signage

Concern:

No designated handicapped parking stalls or related signage are provided at this school.

Recommendation:

Provide barrier-free parking stalls and signage/markings.

Consequences of Deferral:

Non-compliance with current barrier-free standards and poor accessibility for handicapped persons.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$2,500	Medium

Updated: JAN-13

K4010.02 Barrier Free Entrances*

Power door operators have not been provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	JAN-13

Event: Install Power Door Operators

Concern:

Power door operators have not been provided.

Recommendation:

Install power door operators

Consequences of Deferral:

It may be inconvenient or impossible for disabled persons to participate in activities at the school.

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

Updated: JAN-13

K4010.03 Barrier Free Interior Circulation*

Most of the areas of the school are accessible to handicapped persons.
 Stage area not accessible. Stage is no longer used as a stage, now is used as music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

Event: Install Lift - Not Supported

Concern:

Stage area is not accessible.

Recommendation:

Install lift.

Consequences of Deferral:

Disabled persons may not be able to participate in activities in this part of the school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$11,266	Medium

Updated: JAN-13

K4010.04 Barrier Free Washrooms*

No barrier free washroom exists in school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	JAN-13

Event: Construct or convert an existing washroom into a barrier free washroom.

Concern:

No barrier free washroom has been provided in this school.

Recommendation:

Construct or convert an existing washroom into a barrier free washroom.

Consequences of Deferral:

Disabled persons may not be able to participate in activities in the school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2014	\$11,300	Medium

Updated: JAN-13

K4030.01 Asbestos*

The CBE has conducted testing and maintains a Facility Asbestos Management Binder on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

K4030.02 PCBs*

No PCBs were reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	JAN-13

K4030.04 Mould*

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	1979	0	JAN-13

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	1979	0	JAN-13

K5010.01 Site Documentation*

The prime consultant is ARUP DATTA ARCHITECT LTD.
The evaluation date was September 25, 2012

Site description:

The school building is located on 5808 Madigan Drive N.E. with asphalt parking lot to the east and west. The main entrance faces south and is accessed form the municipal sidewalk by a concrete entrance walkway. The fields are contained within a chain link fence. Asphalt and gravel play field to the the east, north and west. Grassed play fields are shared with the city. The site is relatively flat. Drainage is generally away from the building to the west and south.

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



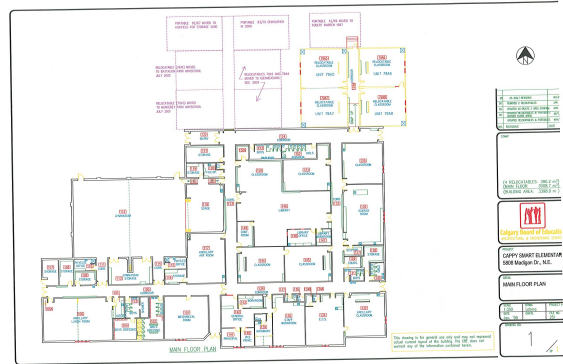
Google view of site with portables tagged

K5010.02 Building Documentation*

The prime consultant is ARUP DATTA ARCHITECT LTD.
 The evaluation date was September 25, 2012
 The entire building was evaluated

Cappy Smart Elementary School is located at 5808 Madigan drive N.E. The school is a 1979 Single storey, slab on grade, 3399 m2. The 4 classrooms portable information is provided on separate data files Brick veneer clad concrete masonry building with open web steel joists supporting wood deck.

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



Main floor plan (CBE)