

RECAPP Facility Evaluation Report

Calgary School District #19



James Short Memorial Elementary School

B2682A

Calgary

Facility Details	
Building Name:	James Short Memorial Elem
Address:	6333 - 5 Avenue S. E.
Location:	Calgary
Building Id:	B2682A
Gross Area (sq. m):	3,631.80
Replacement Cost:	\$10,664,000
Construction Year:	1972

Evaluation Details	
Evaluation Company:	Williams Engineering Canada Inc. - WEC
Evaluation Date:	November 28 2012
Evaluator Name:	WEC - Jennifer Lavier Jankovic

Total Maintenance Events Next 5 years: \$2,188,212
5 year Facility Condition Index (FCI): 20.52%

General Summary:

The area listed on the AVS file is 3,631 sqm. The area listed on the CBE plans is 3,523.9 sqm. This report is based on the latter numbers provided by the CBE. One portable was on site at the time of review. The portable is reviewed in a separate file, the link structure to the portable in this file. James Short Memorial is a single storey school built in 1972 with a capacity of 625 students.

Structural Summary:

School foundation consist of cast in place concrete foundations, and reinforced concrete slab on grade. Roof is metal deck on timber beams and columns. Various cement masonry units are loadbearing.

Overall, the structure is in acceptable condition.

Envelope Summary:

The building envelope is a combination of brick, and aggregate stucco. Roofing is SBS membrane on the school, and BUR on the link. Doors are painted metal, windows are aluminum.

Overall, the envelope is in acceptable condition.

Interior Summary:

Flooring is an assortment of tile, maple sports floor, carpet, painted concrete, vinyl tile, and vinyl sheet flooring. Walls are painted masonry units, and demountable partitions. Aside from the gymnasium, and mechanical room the ceilings are generally suspended T-bar. Interior doors are a combination of solid core painted wood, and painted metal in painted pressed steel frame.

Overall, the interiors are in acceptable condition.

Mechanical Summary:

The heating is provided by two Bryan - Flexible Tube hot water boilers with perimeter radiation to all areas except the gymnasium.

A Trane air handling unit in the fan room provides the ventilation and humidification to the school.

A Carrier rooftop condensing unit provides the air conditioning.

Domestic hot water is provided by a Rheem hot water heater.

One Olsen fuel fired unit heater provides heat to the corridor adjacent to the portable.

2" incoming natural gas service with a GAS Micro meter. 4" domestic water service with a 2" water meter.

Fire sprinklers are limited to the stage area.

Standpipes and fire hose cabinets are distributed throughout the school.

The sprinkler/standpipe system is equipped with 2.5" backflow preventers.

ABC-type dry chemical fire extinguishers are provided in hallways and mechanical/utility rooms.

The mechanical systems are in acceptable overall condition.

Electrical Summary:

The main electrical service is a Westinghouse 800 amp, 120/208 volt, 3 phase, 4 wire panel. There are 8 sub-panels installed in the mechanical room and corridors to provide power for lighting and equipment. The interior of the building is lit with a combination of T12 fluorescent and incandescent fixtures. The exterior is lit with wall mounted High Pressure Sodium fixtures. The building has 7 emergency battery packs, 36 remote heads and 18 exit signs. The building has a GE EST fire alarm control panel and heat detectors, smoke detectors, pull-stations and horn/strobes

throughout. The building is equipped with a Silent Knight intrusion, supernet, clock and telephone systems.

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	1972	0	APR-13

A1030 Slab on Grade*

Reinforced concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

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

Combination of cement masonry unit walls and timber columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

B1020.01 Roof Structural Frame*

Primarily timber beams on columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick cladding over concrete masonry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

B2010.01.06.04 Wood Siding**

Painted wood siding panels below window. Total 40 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	40	APR-13

Event: Replace warped / damaged wood panels (40 sqm)

Concern:

Various panels are warped / damaged.

Recommendation:

Replace warped / damaged portions.

Consequences of Deferral:

Wood paneling will continue to deteriorate affecting integrity of envelope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,344	High

Updated: APR-13

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

Exterior walls at window locations have an aggregate stucco finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

B2010.01.09 Expansion Control: Ext. Wall*

Control joints in brick c/w elastomeric sealant.

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

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

Sealant around windows, and at transition between stucco and brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	20	APR-13

Event: Replace caulking (105 meters)

Concern:

Sealant has lost integrity - Dried, cracked and split open in many locations.

Recommendation:

Replace with new.

Consequences of Deferral:

Building envelope is compromised.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$3,208	High

Updated: APR-13

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

Wood siding panels below window are painted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	15	APR-13

Event: Repaint wood siding panels (40 sqm)

Concern:

Paint is peeling off of wood siding panels below windows.

Recommendation:

Repaint wood siding panels below windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$1,000	Unassigned

Updated: APR-13

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

Cement masonry units behind brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	APR-13

B2010.02.99 Other Exterior Wall Construction* - Non Loadbearing metal studs

Metal studs on exterior wall at window locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

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

Cannot observe. No issues reported therefore assumed acceptable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

B2010.06 Exterior Louvers, Grilles, and Screens*

Various exterior louvers located in aggregate stucco finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

B2010.09 Exterior Soffits*

Exposed aggregate stucco soffits above recessed entries.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

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

Aluminum frame, double glazed fixed windows with integral Venetian blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	APR-13

Event: Replace Aluminum Windows (22)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$22,176	Unassigned

Updated: APR-13

B2030.01.02 Steel-Framed Storefronts: Doors**

East and west entries are steel framed storefront.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace Steel-Framed Storefront doors (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$10,080	Unassigned

Updated: APR-13

B2030.01.10 Wood Entrance Door**

The one exit door from the gymnasium is wood

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	30	APR-13

Event: Replace wood door (1)

Concern:

Wood door is damaged and delaminating. Overall condition is poor.

Recommendation:

Install new door.

Consequences of Deferral:

Functional use will continue to deteriorate.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,856	Medium

Updated: APR-13

B2030.01.11 Metal Entrance Door**

Remaining exterior doors are painted metal entrance doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

Event: Replace metal entrance doors (7)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,203	Unassigned

Updated: APR-13

B3010.01 Deck Vapour Retarder and Insulation*

Re-roofed in 1999. Unknown if replaced at that time. Cannot observe. No issues reported therefore assumed acceptable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

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

The link structure is fitted with BUR.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	25	APR-13

Event: Replace link roof with SBS roofing (25 sqm)

Concern:

Blister in roof. Overall the condition is poor.

Recommendation:

Replace with SBS

Consequences of Deferral:

Integrity of building envelope is compromised.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$4,594	High

Updated: APR-13

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

2-ply modified bitumen roofing (aka SBS) with granular surfaced capsheet and flashing throughout. Installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	APR-13

Event: Replace SBS Roofing (3,524 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$647,535	Unassigned

Updated: APR-13

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

Single roof hatch

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions* - Cement masonry

Concrete masonry interior walls are located throughout the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

C1010.02 Interior Demountable Partitions*

A combination of painted and vinyl covered demountable wall partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

C1010.03 Interior Operable Folding Panel Partitions**

Interior folding partitions in various classrooms, and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace the folding partition (200 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$239,820	Unassigned

Updated: APR-13

C1010.05 Interior Windows*

Metal frame and glass present in the Library office / Workroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	FEB-08

C1010.07 Interior Partition Firestopping*

Last recapp noted absent or discontinuous fire penetrations through fire assemblies.
No outstanding issues to report at time of latest assessment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

C1020.01 Interior Swinging Doors (& Hardware)*

Doors are generally painted wood in painted pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

C1020.03 Interior Fire Doors*

Hollow metal swing-type fire-doors with magnetic door hold open and closing devices activated by central fire alarm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

C1030.01 Visual Display Boards**

Display boards generally consist of whiteboards and tackboards. Few chalkboards present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	APR-13

Event: Replace Visual Display Boards (50)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$34,388	Unassigned

Updated: APR-13

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

Prefinished metal toilet partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace Metal Toilet Partitions (16)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$19,656	Unassigned

Updated: APR-13

C1030.08 Interior Identifying Devices*

Engraved plastic classroom numbers and name plates; wall mounted emergency egress plans; etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	FEB-08

C1030.12 Storage Shelving*

Clear finish and painted wood shelving units located in classrooms, storage rooms and hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Mirrors, liquid soap dispensers, waste baskets and paper towel and toilet paper dispensers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	FEB-08

C2010 Stair Construction*

Stairs to stage are concrete construction.
Stairs in link structure are wood construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

C2020.05 Resilient Stair Finishes**

Stairs leading to stage area, and stairs in link structure fitted with resilient flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	APR-13

Event: Replace resilient stair finish (5 sqm)

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

Updated: APR-13

C2020.08 Stair Railings and Balustrades*

Wall mounted wooden handrails on stairs leading to stage area, and in link structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

C3010.06 Tile Wall Finishes**

Ceramic wall tile finishes are limited to baseboards in student washrooms and on urinal back-splash in boys washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1972	40	APR-13

Event: Replace tile wall finishes (5 sqm)

Concern:

Tile has broken off in various locations. Cracking in others.

Recommendation:

Replace with new tile.

Consequences of Deferral:

Sharp edges, cleaning issues.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,297	High

Updated: APR-13

C3010.09 Acoustical Wall Treatment**

Acoustic treatment in gymnasium is typical 1220 x 1220 panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	APR-13

Event: Replace acoustic wall treatment (45 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$10,631	Unassigned

Updated: APR-13

C3010.11 Interior Wall Painting*

Painted concrete masonry walls. Various demountable wall partitions are also painted.

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

C3010.12 Wall Coverings*

Vinyl wall coverings on demountable partitions in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floor finishes in mechanical and boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

C3020.02 Tile Floor Finishes**

Ceramic floor tiles in student washrooms and at the east and west entrance areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	50	APR-13

Event: Replace tile floors (200 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$35,070	Unassigned

Updated: APR-13

C3020.04 Wood Flooring**

Gymnasium and stage flooring is maple sports floor. Refinished 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	30	APR-13

Event: Completed 2012 - Resand Gym Floor

Concern:

Gym floor are becoming old, worn out, and have uneven saurface.

Recommendation:

Resand gym floor would be the most cost effective solution.

Consequences of Deferral:

tripping hazard, poor aesthetics, poor functionality.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$13,371	Medium

Updated: NOV-12

Event: Replace maple sports floor (400 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$107,100	Unassigned

Updated: APR-13

C3020.07 Resilient Flooring - VCT 1972**

The northern portion of the school is still equipped with original VCT (one classroom, the corridors, and various portions of the admin / office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	APR-13

Event: Replace VCT (500 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$26,733	Unassigned

Updated: APR-13

C3020.07 Resilient Flooring - VCT 2005**

VCT replaced in south portion of school (all classrooms, and corridors).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	20	APR-13

Event: Replace VCT (1,950 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$104,259	Unassigned

Updated: APR-13

C3020.07 Resilient Flooring - Vinyl Sheet**

Portion of the link structure fitted with vinyl sheet flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	APR-13

Event: Replace vinyl sheet flooring (25 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,100	Unassigned

Updated: APR-13

C3020.08 Carpet Flooring**

Carpet in library, portion of stage, and in administration offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	15	APR-13

Event: Replace carpet flooring (300 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$22,913	Unassigned

Updated: APR-13

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

Aside from the gymnasium, and mechanical room the ceilings are generally suspended T-bar.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	25	APR-13

Event: Replace acoustical tile, dropped ceiling, existing grid left in place (2,850)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$139,301	Unassigned

Updated: APR-13

S4 MECHANICAL

D2010.04 Sinks**

16 stainless steel sinks located in various classrooms, stage, staff room and offices. Some of the stainless steel sinks located in the classrooms are improved with drinking fountain spigots. 1 service sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace Sinks (17)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$27,300	Unassigned

Updated: APR-13

D2010.08 Drinking Fountains/Coolers**

8 wall hung, non-refrigerated vitreous china drinking fountains throughout school, replaced in approximately 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	APR-13

Event: Replace Drinking Fountains (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$13,200	Unassigned

Updated: APR-13

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

The toilets and urinals are vitreous china. The lavatories are iron enamel. The toilets are manual flush and the urinals have a timer controlled flush.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	APR-13

Event: Replace Washroom Fixtures (19 WC, 14 LAVS, 8 URNL)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$68,000	Unassigned

Updated: APR-13

D2020.01.01 Pipes and Tubes: Domestic Water*

Piping is copper with the majority being original. New piping has been added as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

D2020.01.02 Valves: Domestic Water**

School is equipped with ball, gate, check valves on domestic lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	APR-13

Event: Replace Valves (40)

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

Updated: APR-13

D2020.01.03 Piping Specialties (Backflow Preventers) - Heating Systems**

Three 3" backflow preventers on recirculation heating system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	APR-13

Event: Replace Backflow Preventers (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,800	Unassigned

Updated: APR-13

D2020.01.03 Piping Specialties (Backflow Preventers)- Domestic and Irrigation System**

Three 2" backflow preventors, 2 on domestic water lines, and 1 on irrigation equipped with cross connection control devices. 2.5" backflow preventor on fire suppression system. All were installed in 1996 and last tested in 2011.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	APR-13

Event: Replace Backflow Preventers (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,500	Unassigned

Updated: APR-13

D2020.02.02 Plumbing Pumps: Domestic Water**

Grundfos recirculation pump on the domestic hot water heater system. Installed in 2011.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	20	APR-13

Event: Replace Recirculation Pump (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$1,300	Unassigned

Updated: APR-13

D2020.02.04 Domestic Water Conditioning Equipment**

Westrol water softener system located in the fan room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	APR-13

Event: Replace Water Softener System (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$2,816	Unassigned

Updated: APR-13

D2020.02.06 Domestic Water Heaters**

One Rheem Gaurdian domestic hot water heater located in main mechanical room.

Model #: PRO40-40FV1
 Type: Natural gas
 Input: 40,000 btu/hr
 Capacity: 151 L/ 40 USG

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	20	APR-13

<u>Capacity Size</u>	<u>Capacity Unit</u>
180	litre

Event: Replace Domestic Water Heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,816	Unassigned

Updated: APR-13

D2020.03 Water Supply Insulation: Domestic*

The majority of domestic hot, cold and recirculation piping is insulated. Possibility of asbestos-containing insulation on pipe elbows and joints throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

D2030.01 Waste and Vent Piping*

Vent piping is ABS plastic with spun aluminum flashing at the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

D2030.02.04 Floor Drains*

Typical cast iron drains located in various locations around the building c/w strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

D2040.01 Rain Water Drainage Piping Systems*

Piping system is cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	FEB-08

D2040.02.04 Roof Drains*

Roof drains are equipped with ballast guards throughout the school. Overflow scuppers along interior parapets. All were replaced during roofing replacement in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	APR-13

D3010.02 Gas Supply Systems*

2" incoming natural gas supply line with a Galvanic Applied Sciences Incorporated - GAS Micro gas meter, located in meter room. It has been upgraded to digital service in 2001. Gas distribution piping to heating boilers, domestic hot water heater, fuel fired unit heater, air handling unit and make up air unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

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

Boiler #1:
 Bryan - Flexible Tube
 Model #: L-48
 Serial #: 38281
 Type: Natural Gas
 Input: 3,520,000 BTU/hr

Boiler #2:
 Bryan - Flexible Tube
 Model #: L-48
 Serial #: 38275
 Type: Natural Gas
 Input: 3,520,000 BTU/hr

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	APR-13
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	1032	kW	

Event: Replace Heating Boilers and Accessories (2 Boilers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$170,000	Unassigned

Updated: APR-13

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

Each boiler unit has an individual insulated and metal clad chimney routed straight up through the roof. Size unknown due to concealment from insulation and metal cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	35	APR-13

Event: Replace H.W. Boiler Chimneys (20m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$13,800	Unassigned

Updated: APR-13

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

Manual closed loop descaling chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	FEB-08

D3020.04.03 Fuel-Fired Unit Heaters**

One Olsen fuel fired unit heater located in corridor adjacent the portable classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	APR-13

Event: Replace Fuel-Fired Unit Heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$4,507	Unassigned

Updated: APR-13

D3020.04.04 Chimney (& Comb. Air): Fuel-Fired Heater*

The fuel fired unit heater has an individual insulated and metal clad chimney. Size unknown due to concealment from insulation and metal cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	FEB-08

D3030.06.02 Refrigerant Condensing Units**

One Carrier condensing unit located on rooftop. The unit has two 50 ton condensers with 60 watt motors each.

Carrier - Built in April 1972
 Model #: 38AB06440
 Serial #: D298447

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	25	APR-13

Event: Replace Refrigerant Condensing Unit (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$38,000	Unassigned

Updated: APR-13

D3040.01.01 Air Handling Units: Air Distribution**

Trane air handling unit located in fan room serving the building. Unit complete with heating/cooling coils, filters, and supply/return fans.

Trane - Spray Coil CL-CH
 Unit #: 63 H THD
 Serial #: 568857

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace Air Handling Unit (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$233,800	Unassigned

Updated: APR-13

D3040.01.04 Ducts: Air Distribution*

Branched sheet metal ducting throughout school. The branched ducting contains reheat coils with motorized control valves that are linked to thermostats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	FEB-08

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Square ceiling air supply diffusers in classrooms, offices and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

D3040.03.01 Hot Water Distribution Systems**

Insulated supply and return heating hot water distribution to perimeter finned tube radiators throughout school, and insulated lines running to the heating coil in the AHU. Type and size unconfirmed due to concealment. The system has 3 circulation pumps, 2 Premium Efficiency motors, each 3 HP and original, the other pump is a Grundfos circulation pump, capable of 2050W, installed around 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	APR-13

Event: Replace Hot Water Distribution Systems (3,524 sqm gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$345,000	Unassigned

Updated: APR-13

D3040.04.01 Fans: Exhaust**

Rooftop centrifugal bell exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace Exhaust Fans (8)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,400	Unassigned

Updated: APR-13

D3040.04.03 Ducts: Exhaust*

Low velocity exhaust air ductwork to vent air outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	FEB-08

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate exhaust air grilles on ceiling and walls in classrooms, offices and corridors. Gymnasium exhausted through vents on walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	FEB-08

D3050.02 Air Coils**

Several duct mounted reheat coils located around the build. All controlled by thermostats and motorized valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace Air Coils (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$69,200	Unassigned

Updated: APR-13

D3050.03 Humidifiers**

Humidification system is provided as a component of the Trane AHU. Currently not is use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	25	APR-13

Event: Replace Humidifier (1)

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

Updated: APR-13

D3050.05.02 Fan Coil Units**

Wall mounted fan coil units located at school entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace Fan Coil Units (4)

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

Updated: APR-13

D3050.05.03 Finned Tube Radiation**

Finned tube radiation along periphery of all areas except the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	APR-13

Event: Replace Finned Tube Radiation (3,524 sqm gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$149,800	Unassigned

Updated: APR-13

D3060.02.02 Pneumatic Controls**

Honeywell controls with a Champion air compressor/ tank and complete with wall mounted air drier located in main mechanical room. Pneumatic and electric thermostats for individual room control. Ventilation distribution system controlled by pneumatics.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	APR-13

Event: Replace Pneumatic Controls (3,524 sqm gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$53,100	Unassigned

Updated: APR-13

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

HVAC systems were upgrade with building automation consisting of a DCC data system located in the boiler room with overall control of the HVAC system provided by the Calgary Board of Education from the Highfield Building. System is a Honeywell unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	APR-13

Event: Replace Building Automation Systems (3,524 sqm gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$95,600	Unassigned

Updated: APR-13

D4010 Sprinklers: Fire Protection*

Stage area is sprinklered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

D4020 Standpipes*

School is equipped with standpipes with attached fire hoses in fire extinguisher cabinets throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	FEB-08

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall mounted ABC-type dry chemical fire extinguishers throughout school. Fire extinguishers, fire hoses and standpipe connections are located in various cabinets throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

There is a transformer feeding the school located at the east of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

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

The main electrical service is a Westinghouse 800 amp, 120/208 volt, 3 phase, 4 wire panel in the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	40	APR-13

<u>Capacity Size</u>	<u>Capacity Unit</u>
800	amps

Event: Replace Main Distribution Panel (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$35,000	Unassigned

Updated: APR-13

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1972

There are 7 Westinghouse and Square D 225A, 120/208V, 42 circuit sub-panels installed in the mechanical room and corridors to provide power for lighting and equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace original electrical sub-panels (7)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$35,000	Unassigned

Updated: APR-13

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1999

One Cutler Hammer 30 circuit panelboard installed in 1999 for use in the computer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	APR-13

Event: Replace electrical sub-panel (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$5,000	Unassigned

Updated: APR-13

D5010.07.02 Motor Starters and Accessories**

9 motor starters are in mechanical and boiler rooms, they are Westinghouse & Allen Bradley.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace Motor Starters (9)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$13,500	Unassigned

Updated: APR-13

D5020.01 Electrical Branch Wiring*

The electrical wiring in the building is standard copper in conduit. Flexible conduit and cabling is provided to most of the motors and other mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

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

Lighting controls are toggle switches throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

D5020.02.02.01 Interior Incandescent Fixtures*

Bare incandescent 150W bulbs found in mechanical and boiler rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

Event: Relace incandescent bulbs (12)

Concern:

Incandescent fixtures though out the school still use incandescent bulbs. Incandescent bulbs are inefficient and costly to maintain.

Recommendation:

Replace bulbs with compact fluorescent lamps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2013	\$600	Low

Updated: APR-13

D5020.02.02.02 Interior Fluorescent Fixtures**

Recess and surface mounted fluorescent fixtures are installed in corridors, offices, classrooms and storage rooms, all using original T-12 lamps and magnetic ballast technology.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace Interior Florescent Fixtures (830)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$249,000	Unassigned

Updated: APR-13

Event: Replace Interior Fluorescent lamps and ballasts (830)

Concern:

T12 lamps are no longer be produced after 2011. Lamp burnouts and ballast failures may be more frequent.

Recommendation:

Keep existing fixtures and replace with new T8 lamps, ballasts and high efficiency reflectors to reduce energy consumption maintenance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2013	\$83,000	Medium

Updated: APR-13

D5020.02.02.05 Other Interior Fixtures*- Mercury Vapour

There are 18 suspended mercury vapour lighting fixtures located in the Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

D5020.02.03.02 Emergency Lighting Battery Packs**

The building has 7 emergency battery packs and 36 remote heads. Battery packs have been upgraded in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	APR-13

Event: Replace Emergency Lighting Battery Packs (7)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$8,500	Unassigned

Updated: APR-13

D5020.02.03.03 Exit Signs*

Exit signs are incandescent fixtures and are located at exits and egress corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Various HID fixtures located at main entrance and on periphery of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

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

Exterior lighting is controlled via photocell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

D5030.01 Detection and Fire Alarm**

The building has a GE EST fire alarm control panel and heat detectors, smoke detectors, pull-stations and horn/strobes throughout. The whole system was upgraded in 2010.

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

Event: Replace one fire alarm system (Based on GFA 3,524 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$70,000	Unassigned

Updated: APR-13

D5030.02.02 Intrusion Detection**

Regency / Silent Knight integrated intrusion system with remote motion sensors in hallways and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	APR-13

Event: Replace Intrusion Detection system (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$35,000	Unassigned

Updated: APR-13

D5030.03 Clock and Program Systems*

Simplex Program/timer in the general office, for class change and select clocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

D5030.04.01 Telephone Systems*

The school is equipped with a new (2004) Meridian central telephony provided by Northern. Telecom and is located in the main mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	0	APR-13

D5030.04.05 Local Area Network Systems*

SuperNet and wireless internet system with a Cat 5 LAN system were installed in approximately 2005 as part of a school board-wide initiative.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	0	APR-13

D5030.05 Public Address and Music Systems**

Original Bogen Communications public address (PA) system is located in the administrative office and has terminal devices in classrooms with speakers in corridors, gymnasium and exterior. The gymnasium and stage are equipped with an EV speaker system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	20	APR-13

Event: Replace Public Address System (1)

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

Updated: APR-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

Residential style appliances in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Athletic and recreation equipment in acceptable condition. Climbing equipment in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

E2010.02 Fixed Casework**

Millwork in reception, library, and staff room. Vanities c/w sinks in various classrooms. The washrooms are equipped with millwork counters complete with plastic laminate finish

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	35	APR-13

Event: Replace Fixed Casework (90 meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$45,000	Unassigned

Updated: APR-13

E2010.03.01 Blinds**

Present in classrooms and administrative areas. Some blinds are integrated into exterior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace Blinds (20 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,289	Unassigned

Updated: APR-13

E2010.03.06 Curtains and Drapes**

Manual fire curtain at former stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	30	APR-13

Event: Replace Stage Fire Curtain (60 sqm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,000	Unassigned

Updated: APR-13

E2020.03 Moveable Rugs and Mats*

Rugs and foam mats present in Kindergarten classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	APR-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

No designated barrier free stall. No ramp up to sidewalk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

Event: Provide barrier free stall c/w requirements (1)

Concern:

No designated barrier free stall. No ramp up to sidewalk.

Recommendation:

Provide a ramp up to sidewalk. Designate nearest stall as barrier free c/w signage and markings.

Consequences of Deferral:

No designated parking for those in wheelchairs. Difficulty navigating to entry.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$5,000	Low

Updated: APR-13

K4010.02 Barrier Free Entrances*

No power operators at entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

Event: Install Power Door Operators (1)

Concern:

Difficult for those in a wheelchair to access entry.

Recommendation:

Install power operators.

Consequences of Deferral:

Entrance is not barrier free.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$5,000	Low

Updated: APR-13

K4010.03 Barrier Free Interior Circulation*

No access to stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

Event: Install interior lift (1)

Concern:

No access to stage area.

Recommendation:

Provide barrier free lift.

Consequences of Deferral:

Those in wheelchairs cannot access stage area.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$40,000	Low

Updated: APR-13

K4010.04 Barrier Free Washrooms*

Barrier free washroom provided in the infirmary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

K4030.01 Asbestos*

Asbestos report was provided at time of inspection. Asbestos is present, however undisturbed. No concerns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

K4030.04 Mould*

No mould known or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

K4030.09 Other Hazardous Materials*

No other hazardous materials were identified during the review.

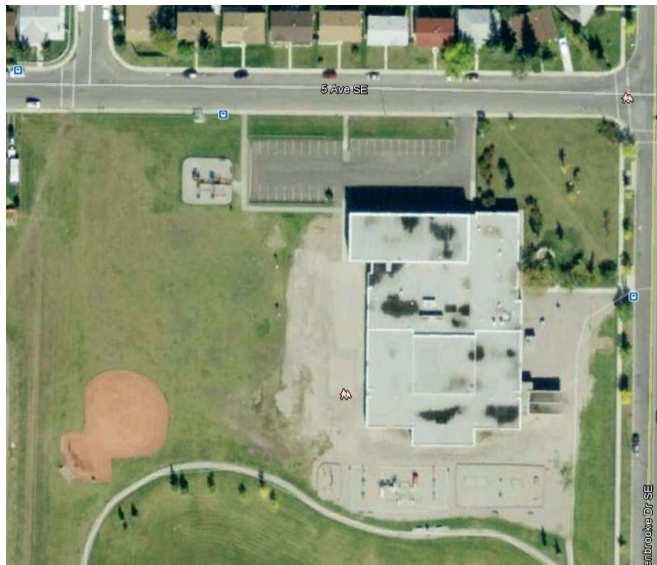
<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1972	0	APR-13

K5010.01 Site Documentation*

Site plan attached.

Site review conducted: November 28, 2012
 Prime Consultant: Williams Engineering Canada Inc.

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



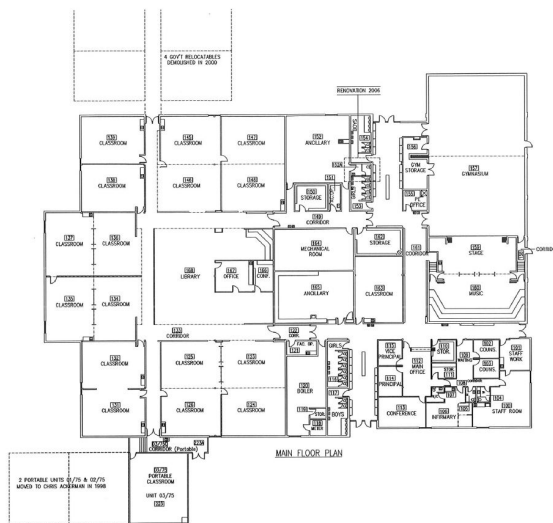
James Short Site Plan.JPG

K5010.02 Building Documentation*

Floor plan attached.

Site review conducted: November 28, 2012
 Prime Consultant: Williams Engineering Canada Inc.

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



James Short Floor plan.JPG