RECAPP Facility Evaluation Report

Calgary School District #19

Southwood Elementary School

B2784A

Calgary

Report run on: April 11, 2011 11:09 AM

Facility Details

Building Name: Southwood Elementary Scho
Address: 898 Sylvester Crescent S. W
Location: Calgary

Building Id: B2784A
Gross Area (sq. m): 4,192.20
Replacement Cost: $11,240,965
Construction Year: 1962

Evaluation Details

Evaluation Company: Halsall Associates Limited.
Evaluation Date: November 12 2010
Evaluator Name: Chris Love, B. Tech., RRC, LEED AP

Total Maintenance Events Next 5 years: **$3,621,477**
5 year Facility Condition Index (FCI): **32.22%**

General Summary:

The Foundations for the Future Charter Academy, also known as Southwood Elementary, is located in the Southwood ward of southwest Calgary.
The school was originally constructed in built in 1962 with a building area of 2427m2, and an addition was constructed in 1971 with a building area of 1,764m2 to increase the number of classrooms and add a library. as an L-shaped building, similar to many other schools of that era.
An addition was added in 1971 to expand the school and to allow for additional classrooms and a central library.

Original Building 1962, building area (2427.8m2)
Addition 1 1971, building area (1764.4m2)

The total area of the building is estimated to be 4192.2m2. A basement mechanical room is located in the 1962 section.

Structural Summary:

The original 1962 portion school's structural system is comprised of cast- in -place concrete foundation walls and a slab on grade. There is a partial basement and concrete service tunnels below grade. As the wall assembly is not visible, we have based the construction on other similar schools constructed during this time frame. The walls are typically a wood frame assembly or a concrete masonry assembly above the slab on grade. The roof structure appears to be a wood frame assembly (glulam beams) supported by framed walls, beams and columns.

The 1971 addition's structure is comprised of cast- in -place foundation walls and slab on grade. Again, it is difficult to determine the wall construction as the assembly is not visible. However, it appears that the wall assembly consists of a structural brick wall supported by the cast in place concrete foundation walls, with precast panels above. The roof structure consists of metal decking, supported by glulam beams with a built up roofing system.

The evaluators' recommendations for major repair and/or replacement within the years 2010 to 2015 are as follows:

a. Determine the cause of the damage to the precast
panels on the south elevation, and repair precast panels.
b. Repair concrete masonry block gymnasium west wall
c. Repair north elevation cast in place concrete stairs

Overall, the structure of the building is in acceptable condition.

Envelope Summary:

The exterior cladding consists of brick, concrete precast panels, and concrete masonry block. The painted exterior doors are installed in painted metal or wood frames.

In the original portion of the building (1962), the windows are wood framed with a combination of an upper fixed panel and lower operable units. In some cases, the glazing has been removed and replaced with painted plywood. Metal screens have been installed over all of the windows. In the addition, most of the windows are original wood framed units. as well. However, some windows have been replaced or retrofitted with upgrades. On the south elevation of the 1971 addition, window units have been replaced with double glazed aluminum framed units. On the east elevation, some of the windows have been retrofitted with double glazed glass units installed in the existing wood frames.

The roof on both the original building and addition is a built- up roofing (BUR) system with membrane flashings. Several areas were noted to be exposed to UV rays where the existing BUR membrane was repaired and gravel surfacing was not embedded into the repair flood coat. Additional defects such as blueberries were noted, which are typical for BUR membrane of this age. Flashing sealants at the interface between the skylight and sheet metal flashing around the curb of the skylight were typically cracked and failed. Some skylights and flashing sealant have been

replaced. The skylight glazing was typically noted to be cloudy and have spider cracking throughout.

The evaluators' recommendations for major repair and/or replacement within the years 2010 to 2015 are as follows:

a. Repair deficiencies in the roofing system, and review the condition of the overall roofing system,
b. Complete structural/envelope investigation into precast panel to determine why it is cracking,
c. Replace existing original windows,
d. Replace sealants around doors, window perimeters, around metal exhaust fans, etc,
e. Install metal sill flashings where required,
f. Replace/repair flashings on east elevation of the building,
g. Repair exterior caulking,
h. Repair/repaint soffits.

Overall, the building envelope is in marginal condition.

Interior Summary:

The floors in the basement and mechanical rooms are sealed/painted concrete slab. In the common corridors, the majority of the flooring appears to be original vinyl tile (1962/1971). However, in some locations such as in the mudroom areas and next to the main washrooms, the flooring is sheet vinyl and quarry/terrazzo tile respectively. The washroom floors in the original building and addition are ceramic tile, and all the classroom flooring is sheet vinyl. In the teacher's lounge they have recently replaced the old flooring with new laminate wood flooring. The stage and gymnasium have wood flooring, while the library and music rooms have carpet flooring.

The majority of the interior walls are painted gypsum wall board, 'gypsum type' pre-fabricated vinyl covered wall partitions, painted plaster walls, and painted/unpainted masonry block walls.

The ceilings comprise of glue on acoustic ceiling tiles, suspended acoustic tiles, and exposed painted corrugated sheet metal decking supported by glulam beams.

The evaluators' recommendations for major repair and/or replacement within the years 2010 to 2015 are as follows:

a. Replace stained ceiling tiles
b. Repair broken floor tile in the addition washroom (1971)

Overall, the building interior is in acceptable condition.

Mechanical Summary:

Original building heating provided by converted natural gas fired boiler in marginal condition. The 1971 addition is heated by several natural gas fired forced air furnaces in acceptable condition. The forced air furnaces provide outdoor air to the 1971 addition, there is no known ventilation for the original building. General building exhaust and washroom exhaust is provided by three roof upblast exhaust fans in marginal condition.

The evaluator's recommended for major repair and/or replacement within the years 2010 to 2015 are as follows:

a. The original boiler is far past its expected useful life and will require replacement within the next five years.
b. There is no ventilation in the original wing, provisions should be made to have a ventilation system installed.

Mechanical systems are in generally acceptable condition.

Electrical Summary:

Main Electrical Transformer owned and maintained by local electrical company Enmax.
The main electrical service entrance is 500A at 120v/208v/3Ø, 4-Wire.
The main Westinghouse breaker panel is in acceptable condition.
Secondary breaker panels are in acceptable condition.
Interior lighting consists mainly of 34W T-12 fluorescents and some incandescent bulbs.

Exterior lighting is mainly high pressure sodium wallpacks on photocell in good condition.
Exit signs are incandescent and in good condition.

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*

(1962 and 1971) Cast in place concrete strip-footing foundations

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

A1030 Slab on Grade*

(1962 and 1971) Cast in Place concrete floor slabs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

A2020 Basement Walls (& Crawl Space)* - 1962

(1962) Cast in place concrete and concrete masonry walls in basement mechanical rooms and access tunnels.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

B1010.01 Floor Structural Frame (Building Frame)* - 1962

(1962) Cast in place concrete floors to main floor corridors above the basement service tunnels. Wood framed assemblies in all other areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

B1010.01 Floor Structural Frame (Building Frame)* - 1971

(1971) Cast in place concrete floors on grade, and wood frame assemblies

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	0	APR-11

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1962

Cast in place concrete basement walls supporting cast in place concrete floors above service tunnels

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1971

Cast in place concrete basement walls supporting cast in place concrete floors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	0	APR-11

B1010.05 Mezzanine Construction* - 1962

(1962) Cast in place concrete mechanical room mezzanine supported by a painted concrete masonry wall.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

B1010.07 Exterior Stairs* - 1962

Located on north, and west elevations.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	0	APR-11

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Event: Repair of Stair Landing

Concern:

(1962) North stairs landing surface has separated from the building, leaving a 1.5 inch gap. Attempts to patch the crack have failed, and the crack poses a tripping hazard.

Recommendation:

Repair the landing and stairs. Ensure that the crack is fully filled and that the surface is free from tripping hazards.

Type	Year	Cost	Priority
Failure Replacement	2011	$4,000	Medium

Updated: APR-11

B1010.07 Exterior Stairs* - 1971

Located on east elevation.

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	0	APR-11

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Event: Replace Metal Handrails

Concern:
Stairs on the east side of the building have metal rails that are not compliant with current building code.

Recommendation:
Replace handrails with ones that are code compliant.

Type	Year	Cost	Priority
Code Upgrade	2012	$2,000	Medium

Updated: APR-11

B1010.09 Floor Construction Fireproofing*

(1962 and 1971) Floor Construction Fireproofing - Not visible during site visit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

B1010.10 Floor Construction Firestopping*

(1962 and 1971) Floor Construction Firestopping - Not visible during site visit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

B1020.01 Roof Structural Frame* - 1962

Not visible during site visit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

B1020.01 Roof Structural Frame* - 1971

Glulam beams and joists supporting a corrugated steel metal deck.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

B1020.04 Canopies* - 1962

Canopies (1962) are wood framed supported by metal posts, with painted metal flashing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

B1020.06 Roof Construction Fireproofing*

(1962 and 1971) Fire rated roof assembly not visible during site visit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

S2 ENVELOPE

B2010.01.01 Precast Concrete: Exterior Wall Skin* - 1971

Precast concrete panels with glazing panels between brick wall, and precast concrete panels above brick wall and window assembly.

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	0	APR-11

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1962

(1962) Brick veneer to portions of the building exterior.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1971

(1971) Brick veneer to portions of the building exterior.

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	0	APR-11

B2010.01.02.02 Concrete Block: Ext. Wall Skin* - 1962

(1962) Portions of exterior envelopes is constructed of concrete masonry block. The gymnasium is entirely constructed from concrete masonry block.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	0	APR-11

Event: Repair Cracks to Gymnasium Wall

Concern:
Cracks identified on the exterior west wall of the gymnasium.
Recommendation:
Repair cracks (repoint Bricks).

Type	Year	Cost	Priority
Repair	2011	$1,200	Medium

Updated: APR-11

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

(1962 and 1971) Sealants are located around all windows, doors, and cladding assemblies.

Rating	Installed	Design Life	Updated
2 - Poor	0	20	APR-11

Event: Replace Sealants (500 l.m.)

Concern:

Sealants are deteriorated, crazed and cracked. Leakage noted in the 1962 building.

Recommendation:

Replace caulking in joints. 1971 (200 l.m.) & 1962 (300 l.m.)

Type	Year	Cost	Priority
Failure Replacement	2011	$10,000	Low

Updated: APR-11

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

Exterior concrete block walls, soffits, doors, wood trim, and flashing have painted surfaces.

Rating	Installed	Design Life	Updated
2 - Poor	1962	15	APR-11

Event: Repaint Canopies (80m2)

Concern:
The majority have peeling paint, and should be re finished.
Recommendation:
Repaint canopies.

Type	Year	Cost	Priority
Failure Replacement	2011	$2,000	Low

Updated: APR-11

Event: Repaint Exterior Concrete Walls (260 m2)

Concern:
Concrete block walls, soffits and flashing have deteriorated peeling paint and some graffiti.
Recommendation:
Repaint these components.

Type	Year	Cost	Priority
Failure Replacement	2011	$6,500	Low

Updated: APR-11

Event: Repaint Exterior Surfaces - 1972 (260 m2)

Concern:
Soffits and flashing have deteriorated peeling paint and some graffiti.
Recommendation:
Repaint these components.

Type	Year	Cost	Priority
Failure Replacement	2011	$6,500	Low

Updated: APR-11

B2010.02.02 Precast Concrete: Ext. Wall Const.* - 1971

Precast panels around the perimeter of the addition (1971).

Rating	Installed	Design Life	Updated
2 - Poor	1971	0	APR-11

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Event: Repair Precast Panel

Concern:
Cracking and movement observed on the south elevation of the building, allowing moisture to infiltrate into the building.

Recommendation:
Repair building envelope.

Type	Year	Cost	Priority
Repair	2011	$25,000	High

Updated: APR-11

Event: Review of Precast Damage

Concern:
Cracking and movement observed on the south elevation of the building. Suspect that replacement of the window below contributed to the failure in the building envelope.

Recommendation:
Perform an in-depth study to determine the cause of the damage and the cost of repair.

Type	Year	Cost	Priority
Study	2011	$6,000	High

Updated: APR-11

B2010.02.03 Masonry Units: Ext. Wall Const.* - 1962

Painted concrete block wall part of 1961 construction.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

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

(1962 and 1971) Exterior wall vapour retarders, air barriers, and insulation - not visible during site visit.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

B2010.06 Exterior Louvers, Grilles, and Screens*

(1962 and 1971) Painted metal screens installed over windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

B2010.09 Exterior Soffits*

(1962) Painted plywood soffits are installed on the original building.
(1971) Painted soffits at the entrances.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	0	APR-11

Event: Replace Damaged Soffits

Concern:
Painted plywood soffits at the entrances are peeling and the material is deteriorating.
Recommendation:
Replace damaged soffit material.

Type	Year	Cost	Priority
Repair	2014	$2,000	Low

Updated: APR-11

B2020.01.01.02 Aluminum Windows (Glass & Frame)** - 1971

(1971) Aluminum windows installed on the south elevation of the addition. The windows installed are aluminum framed double glazed, with a hopper style operative window.

On the east elevation there was a fairly recent attempt to repair windows by installing double pane glazing into badly deteriorated wood frames.

Rating	Installed	Design Life	Updated
2 - Poor	1971	40	APR-11

Event: Replace Windows Glazing and Frames (62 m2)

Concern:
Window frames and windows are beyond their service life, and existing finishes are deteriorated beyond repair.
Recommendation:
Replace deteriorated frames and glazing with new aluminum framed double glazed windows.

Type	Year	Cost	Priority
Failure Replacement	2011	$63,952	Medium

Updated: APR-11

B2020.01.01.05 Wood Windows (Glass & Frame)** - 1962

Window appear to be original to the building. The windows are wood framed single pane. Storm windows have been installed.

Rating	Installed	Design Life	Updated
2 - Poor	1962	40	APR-11

Event: Replace Exterior Standard Windows (101 m2)

Concern:
The original frames are rotted, and the finish has deteriorated beyond repair.
Window frames and windows are beyond their service life, and existing finishes are deteriorated beyond repair.
Recommendation:
Replace existing windows with new aluminum double glazed units.

Type	Year	Cost	Priority
Failure Replacement	2011	$170,048	Medium

Updated: APR-11

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B2030.01.02 Steel-Framed Storefronts: Doors**

(1962) The main entrance exterior doors are wood with metal frames. The glazing portions appear to be original to the building.
(1971) The exterior doors are wood with wood or metal frames. The glazing portions in the steel-framed storefronts next to the doors have been replaced with painted plywood panels.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	30	APR-11

Event: Refinish Doors and Metal Frames (200 m2)

Concern:
The paint is chipped and rust is visible.
Recommendation:
Repaint metal frames and wood doors.

Type	Year	Cost	Priority
Preventative Maintenance	2011	$3,000	Low

Updated: APR-11

Event: Replace Exterior Doors (3 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$15,375	Unassigned

Updated: APR-11

B2030.01.10 Wood Entrance Door**

(1962 and 1971) The exterior doors are constructed of wood in the original and addition of the building.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	40	APR-11

Event: Replace Exterior Wood Entrance Doors (2 Units)

Concern:
The doors are warped and the paint is peeling.
Recommendation:
Replace doors and hardware that are showing damage and wear.

Type	Year	Cost	Priority
Failure Replacement	2013	$10,250	Low

Updated: APR-11

B3010.01 Deck Vapor Retarder and Insulation*

(1962 and 1971) Deck vapour retarder and insulation - Not visible during site visit.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

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

Built up bituminous membrane roof assembly. Actual age of roof is unknown.

Rating	Installed	Design Life	Updated
3 - Marginal	1971	25	APR-11

Event: Replace BUR Roofing (4192 m2)

Concern:
Age of roof is unknown. Bubbles noted in several areas. There is evidence of significant ponding on the roof of the addition. Leakage has been noted in several areas in the school during rain events and snow melt events by school staff; and there are several areas in the school where the ceiling is stained from infiltration. Insufficient gravel cover noted in several areas.

Recommendation:
Replace BUR Roofing system.

Type	Year	Cost	Priority
Failure Replacement	2012	$829,897	Medium

Updated: APR-11

B3010.09 Roof Specialties and Accessories*

(1962 and 1971) Cap flashings and sheet metal was observed on several surfaces on the roof.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	30	APR-11

Event: Replace Missing Metal Flashing

Concern:
(1971) A piece of metal flashing is missing from east elevation of the building.

Recommendation:
Install missing metal flashing.

Type	Year	Cost	Priority
Repair	2012	$2,500	Low

Updated: APR-11

B3020.01 Skylights** - Domed Unit

Located on the roof of the original (1962) constructed building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	25	APR-11

Event: Repair Sealants

Concern:
Sealants deteriorated and cracked, and dome portions noted to be crazed.
Recommendation:
Test dome units for leakage and replace sealants.

Type	Year	Cost	Priority
Repair	2011	$2,000	Low

Updated: APR-11

Event: Replace Skylights (10 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$17,120	Unassigned

Updated: APR-11

B3020.01 Skylights** - Sloped Metal-Framed

The aluminum framed sloped glazing skylight is located on the roof of the addition (1971).

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	25	APR-11

Event: Repair Sealants

Concern:
Age of sealants unknown
Recommendation:
Review sealants and repair/replace where required.

Type	Year	Cost	Priority
Repair	2011	$1,000	Low

Updated: APR-11

Event: Replace Sloped Glass Skylight Unit (1 Unit)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$7,190	Unassigned

Updated: APR-11

B3020.02 Other Roofing Openings (Hatch, Vent, etc)* - 1962

(1962) Metal access ladder and roof hatch

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

(1962) Interior fixed partitions typically consist of painted concrete block walls, plaster walls, and painted gypsum board partitions.
(1971) Interior fixed partitions typically consist of painted gypsum board partitions, and vinyl covered wall partitions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C1010.04 Interior Balustrades and Screens, Interior Railings* - 1962

Painted steel handrails on the stairs to the stage and to the basement.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C1010.05 Interior Windows*

(1962 and 1971) The majority of the interior windows are original to the building; however, it appears that the office counter has been retrofitted with a rolling shutter door and windows to improve visibility and security.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C1010.06 Interior Glazed Partitions and Storefronts* - 1962

Full interior glazed partitions are located in the general office area (1962), and in the mudroom area of the 1971 addition.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C1010.07 Interior Partition Firestopping*

(1962 and 1971) Interior Partition Firestopping - Not visible during site visit

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C1020.01 Interior Swinging Doors (& Hardware)* - Metal Doors and Frames

(1971) Doors to classrooms and dividing corridors are metal with metal frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	0	APR-11

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

(1962) Original Wood doors to classrooms, basement, gymnasium and storage rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C1020.02 Interior Entrance Doors*

The interior doors at each entrance to the building are painted wood doors in painted metal or wood frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C1020.03 Interior Fire Doors*

(1962 and 1971) Fire doors are located in the corridors of the building. The majority of the doors are rated and labeled.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

C1030.01 Visual Display Boards**

(1962 and 1971) Tackboards, and whiteboards are located in each classroom area and in the corridor.

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	20	APR-11

Event: Replace Display Boards (145 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$76,645	Unassigned

Updated: APR-11

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

(1962) Original Building washroom stalls are retrofitted with Metal washroom stalls. Both washrooms have a larger handicap stall. The age of the washroom stalls is unknown.
(1971) Building washroom stalls are fitted with Metal washroom stalls. Both washrooms have a larger handicap stall.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	30	APR-11

Event: Replace Washroom Partitions (21 Stalls)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$60,760	Unassigned

Updated: APR-11

C1030.08 Interior Identifying Devices*

(1962 and 1971) There is signage throughout the school to identify classrooms, special rooms, and hallways.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C1030.12 Storage Shelving*

There are several wood book shelves in the library filled with books.

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	0	APR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

(1962 and 1971) The washrooms are equipped with commercial/institutional grade mirrors, soap dispensers, paper towel dispensers and toilet paper dispensers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C2010 Stair Construction*

1962 Stairs to access the stage are wood framed. Basement stairs are concrete. Boiler room stairs are metal grate with metal guard rails.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C2020.01 Tile Stair Finishes*

(1962) Resilient tile flooring has been installed on the stair landing and the risers. The steps are clad with a solid piece of resilient flooring.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C2020.08 Stair Railings and Balustrades*

(1962) The stairs handrails and railings to stage, basement, and in the mechanical room are steel with a paint finish. The railings are either wall or floor mounted.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C3010.01 Concrete Wall Finishes (Unpainted)*

The concrete walls in the basement area are exposed with no wall finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C3010.02 Wall Paneling**

(1962) Sections of stained wood paneling is located in the gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	30	APR-11

Event: Replace Wood Paneling (70 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$24,945	Unassigned

Updated: APR-11

C3010.03 Plaster Wall Finishes (Unpainted)*

(1962) The upper portions of the walls in the gymnasium has a painted plaster wall finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C3010.11 Interior Wall Painting*

(1962 and 1971) The majority of the interior walls in the original portion of the building have a painted finish, as well as some of the walls in the addition of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	APR-11

C3010.12 Wall Coverings*

The majority of the walls in the 1971 addition have been finished with a vinyl wall covering.

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	0	APR-11

C3020.01.01 Epoxy Concrete Floor Finishes*

The floors in the basement and custodial rooms have a sealed concrete finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C3020.02 Tile Floor Finishes** - Ceramic Tile

(1962 and 1971) The floors in the main bathrooms in the original building and addition are a ceramic tile finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1966	50	APR-11

Event: (1971) Repair Missing Tiles in Addition Washroom (2 m2)

Concern:
(1971) Tiles are missing and there is evidence of water infiltration behind the tile.

Recommendation:
Investigate the extent of damage to the flooring sub base, and repair tile flooring.

Type	Year	Cost	Priority
Repair	2011	$1,000	Low

Updated: APR-11

PB120202 (Medium).JPG

Event: Replace Ceramic Floor Tile (85 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$41,175	Unassigned

Updated: APR-11

C3020.03 Terrazzo Floor Finishes*

The floors in the mudroom corridors and at the entrance to the music room are terrazzo/quarry tile. In an earlier school facility evaluation completed on March 24, 2000, a settlement crack was noted in the terrazzo entry to the music room. This crack was not visible during this evaluation, as the entrance was partially obstructed with school equipment.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C3020.04 Wood Flooring** - Hardwood

Hardwood flooring is located in the gymnasium and on the stage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	30	APR-11

Event: Replace Wood Flooring (420 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$84,000	Unassigned

Updated: APR-11

C3020.04 Wood Flooring** - Laminate

Wood finish laminate flooring has been installed in the teacher's lounge.

Rating	Installed	Design Life	Updated
5 - Good	2009	30	APR-11

Event: Replace Laminate Wood Flooring (43 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2039	$8,600	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring** - Sheet Flooring

(1962 and 1971) Resilient tile flooring is located in the classrooms of the original building and the vestibules in the original building and the extension.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	20	APR-11

Event: Investigate Cause of Floor Cracking and Repair

Concern:
There is a 2 foot crack in the floor from the exterior wall through a radiant vent.
Recommendation:
The crack is in the flooring sub base and requires repair in addition to the flooring repair. The floor should be reviewed prior to repair to determine the cause of the cracking.

Type	Year	Cost	Priority
Repair	2011	$1,500	Low

Updated: APR-11

Event: Replace Resilient Flooring (1495 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$561,750	Unassigned

Updated: APR-11

C3020.07 Resilient Flooring** - Tile

(1962) Resilient tile flooring is located in the corridors. Tile appears to be original to the building.
(1971) Resilient tile flooring is located in the corridors and classrooms. The tile appears to be original to the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	20	APR-11

Event: Replace Resilient Tile Flooing (1750 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$657,570	Unassigned

Updated: APR-11

C3020.08 Carpet Flooring**

Carpet is installed in the library area, and music room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	15	APR-11

Event: Replace Carpet (325 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$62,295	Unassigned

Updated: APR-11

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

(1971) Some of the ceiling in the addition is suspended acoustical tile ceiling.

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	25	APR-11

Event: Replace Ceiling Tile (25 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$4,250	Unassigned

Updated: APR-11

C3030.07 Interior Ceiling Painting*

The ceilings in the music room are painted flat finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

C3030.09 Other Ceiling Finishes*

(1962) The majority of the ceiling in the original building such as in the gymnasium, classrooms and corridors consists of a glue on acoustical tile.
(1971) The ceilings in the corridors of the addition are glue on acoustical tile.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	0	APR-11

Event: Investigate Water Leakage and Repair Ceiling Tiles (50 m2)

Concern:
Evidence of water staining.
Recommendation:
Investigate what is causing the leakage and replace stained glue on acoustical ceiling tile.

Type	Year	Cost	Priority
Repair	2011	$15,500	Medium

Updated: APR-11

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C3030.09 Other Ceiling Finishes* - 1971

(1971) The ceilings in the classrooms in the addition are painted corrugated steel decking with painted/stained glulam beams as supports.

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	0	APR-11

S4 MECHANICAL

D2010.04 Sinks**

A mixture of stainless steel and white enamel sinks in classrooms. Stainless steel double sink in the kitchen with single lever faucet. Stainless steel single sink with double handle faucet in the parent workroom. There is a vitreous china counter sink in arts classroom with double handle faucet. The teacher's washroom closest to the main office has been recently renovated, and includes a free standing porcelain sink.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	30	APR-11

Event: Replace Sinks (16 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$24,000	Unassigned

Updated: APR-11

D2010.08 Drinking Fountains/Coolers**

(1962 and 1971) Vitreous China drinking fountains located in the corridor next to the washrooms

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	35	APR-11

Event: Replace Drinking Fountains (6 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$9,000	Unassigned

Updated: APR-11

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

(1962 and 1971) Floor mounted water closets with flush valves
In the boys washrooms there are full length vitreous china urinals with wall mounted flush tanks. The water distribution piping is stainless steel.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	35	APR-11

Event: Replace Washroom Fixtures (49 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$73,500	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water lines are original copper with soldered joints. 3" water service entrance from the City of Calgary with 2" line serving domestic cold water and 2" line serving fire hose pipe.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

D2020.01.02 Valves: Domestic Water**

Quarter-turn shut-off valves for all fixtures have been recently replaced.

Rating	Installed	Design Life	Updated
4 - Acceptable	2004	40	APR-11

Event: Replace Valves (105 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$10,500	Unassigned

Updated: APR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Watts reduced pressure type backflow preventer serving the boiler feed. One RP BFP on the boiler feed. Two 2" Watts double check type BFPs serving the domestic cold water entrance. One 2" Watts double check type BFP serving the fire hose pipe.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	20	APR-11

Event: Replace Backflow Preventors

Concern:
No vacuum breakers on janitors sinks, potential for cross contamination.
Recommendation:
Install vacuum breakers on janitors' sinks.

Type	Year	Cost	Priority
Code Upgrade	2011	$1,000	Low

Updated: APR-11

Event: Replace Backflow Preventors (4 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2022	$14,000	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters** - 1962

The original wing is served by one John Wood natural gas fired domestic hot water heater with 40USGal capacity.
New water heater installed June 1, 2010.

Rating	Installed	Design Life	Updated
4 - Acceptable	2010	20	APR-11

Capacity Size	Capacity Unit
150	litre

Event: Replace Domestic Water Heaters (1 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2030	$1,900	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters** - 1971

The new wing (1971) is served by one Rheem Ruud natural gas fired domestic hot water heater with 40USGal capacity.

Rating	Installed	Design Life	Updated
4 - Acceptable	1995	20	APR-11

Capacity Size	Capacity Unit
150	litre

Event: Replace Domestic Water Heater (1 Unit)

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$1,900	Unassigned

Updated: APR-11

D2030.01 Waste and Vent Piping*

Waste and vent piping is original bell and spigot cast iron.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

D2040.01 Rain Water Drainage Piping Systems*

Original bell and spigot cast iron.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

D2040.02.04 Roof Drains*

Cast iron area roof drains with leaf guards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

D3010.02 Gas Supply Systems*

Steel natural gas distribution piping.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

D3010.04 Steam, Hot & Chilled Water Supply System*

Black iron heating water distribution piping.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

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

Heating water is generated using one original coal fired boiler which has been converted to burn natural gas. There were no immediate maintenance issues reported at the time of this report.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	35	APR-11

Event: Replace Hot Water Boiler

Concern:
Boiler is past its useful life and no backup system is in place. Failure of this boiler during very cold temperatures could result in significant damage to pipes and equipment.

Recommendation:
Replace the existing boiler with two new natural gas fired boilers for redundancy.

Type	Year	Cost	Priority
Failure Replacement	2012	$160,000	High

Updated: APR-11

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

Insulated boiler breeching.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	35	APR-11

Event: Replace Stack (18 lineal meters)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$12,000	Unassigned

Updated: APR-11

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

Manual Chemical Pot Feeder.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

D3020.03.01 Furnaces** - 1971

(1971) wing heated and ventilated by 9 Lennox natural gas fired forced air furnaces.

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	25	APR-11

Event: Replace Furnace (9 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$89,100	Unassigned

Updated: APR-11

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

Uninsulated gravity combustion air inlets in both furnace rooms

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	0	APR-11

D3030.06.01 Refrigeration Compressors**

Two split system condensing units located on the roof which are out of service.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	25	APR-11

Event: Remove Refrigeration Compressors (2 Units)

Concern:
Units are out of service, and hold a refrigerant charge.
Recommendation:
Remove units from roof, and repair roof.

Type	Year	Cost	Priority
Preventative Maintenance	2011	$10,000	Low

Updated: APR-11

D3040.01.04 Ducts: Air Distribution*

Sheet metal air distribution ductwork.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

D3040.03.01 Hot Water Distribution Systems**

Three in-line circulation pumps circulate heating water throughout the original building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	40	APR-11

Event: Replace Pumps (3 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$18,000	Unassigned

Updated: APR-11

D3040.04.01 Fans: Exhaust**

Roof upblast exhaust fans provide general exhaust and washroom exhaust. No maintenance issues were reported with the fans.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	30	APR-11

Event: Replace Fans (2 Unit)

Concern:
Fans are in poor condition. Loud belt noise noted during the review.
Recommendation:
Replace Fans.

Type	Year	Cost	Priority
Failure Replacement	2011	$18,000	Low

Updated: APR-11

D3040.06 Other HVAC Distribution Systems*

There is no ventilation system in the original wing.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	APR-11

Event: Install Ventilation System in Original Building (2427 m2.gfa)

Concern:
There is no ventilation in the original building.
Recommendation:
Install a ventilation system.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2012	$457,000	Medium

Updated: APR-11

D3050.03 Humidifiers**

Each forced air furnace is equipped with a wall mounted power humidifier.

Rating	Installed	Design Life	Updated
4 - Acceptable	1971	25	APR-11

Event: Replace Humidifiers (9 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$7,200	Unassigned

Updated: APR-11

D3050.05.02 Fan Coil Units**

Classrooms and entrances in the original wing are heated by surface mounted hydronic fan coil units. Building operation staff report no major maintenance issues with these units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	30	APR-11

Event: Replace Fan Coil Units (30 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$81,900	Unassigned

Updated: APR-11

D3050.05.06 Unit Heaters**

The classroom furnace room is equipped with a ceiling mounted horizontal unit heater.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	30	APR-11

Event: Replace Unit Heaters (1 Unit)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$1,900	Unassigned

Updated: APR-11

D3060.02.02 Pneumatic Controls**

Honeywell pneumatic thermostats.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	30	APR-11

Event: Replace HVAC Instrumentation and Controls (4,191 m2/gfa)

Concern:
Pneumatic controls system is past its life cycle.

Recommendation:
Replace existing pneumatic controls with a new DDC controls system.

Type	Year	Cost	Priority
Failure Replacement	2012	$95,000	Medium

Updated: APR-11

D4020 Standpipes*

Two 2" dedicated fire protection standpipes with fire hose reel located in the corridors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

(1962 and 1971) Extinguishers located in the corridors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

S5 ELECTRICAL

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

Westinghouse main distribution panel rated at 120/208V/3Ø, 4-wire, 500 Amps.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	40	APR-11

Capacity Size	Capacity Unit
500	amps

Event: Replace Main Electrical Switchboard (1 Unit)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$20,000	Unassigned

Updated: APR-11

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

Westinghouse breaker panels located at various locations throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	30	APR-11

Event: Replace Main Electrical Switchboard (12 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$10,000	Unassigned

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

Klockner-Moeller wall mounted motor starters.

Rating	Installed	Design Life	Updated
4 - Acceptable	1961	30	APR-11

Event: Replace Motor Starters (14 starters)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$4,500	Unassigned

Updated: APR-11

D5020.01 Electrical Branch Wiring*

Cooper electrical branch wiring throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

Common area lighting typically 34W T-12 fluorescents.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	30	APR-11

Event: Replace T-12 Fixtures with T-8 Fixtures (445 Units)

Concern:
T-12 are old technology and less energy efficient than new T-8.

Recommendation:
Replace existing lighting with T-8 fixtures.

Type	Year	Cost	Priority
Failure Replacement	2011	$60,075	Low

Updated: APR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

No back-up generator in building. System is battery operated.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	20	APR-11

Event: Replace Emergency Battery Packs (15 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$1,500	Unassigned

Updated: APR-11

D5020.02.03.03 Exit Signs*

Incandescent exit signs located on all floors near exits.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Exterior lights typically high pressure sodium and mercury vapour Wallpack fixtures on photocell.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

D5030.01 Detection and Fire Alarm**

Fire Alarm system uses bells in the main corridors, and bells and strobe lights in the suites.
Silent Knight fire systems panel.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	25	APR-11

Event: Replace Fire Detection and Alarm (36 Units)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$59,400	Unassigned

Updated: APR-11

D5030.04.01 Telephone Systems*

Standard land based telephone systems with services routed underground. The actual age of the system is unknown.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.03 Theater and Stage Equipment*

Stage curtains located in the gymnasium on the stage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

E1090.04 Residential Equipment*

Residential grade range, refrigerators, and microwave oven are located in the teacher's lounge, and additional refrigerators are in the parents workroom.

Rating	Installed	Design Life	Updated
5 - Good	2009	0	APR-11

E2010.02 Fixed Casework** - Educational Facility

(1962 and 1971) A mixture of painted plywood, clear finish plywood, and plastic laminate countertops are located in the classrooms. Some of the original countertops have been replaced, but there are still several that appear to be original construction. In some of the corridors and instead of lockers, painted millworks has been constructed to house shoes and hang jackets.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	35	APR-11

Event: Replace Fixed Casework (2,340 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$187,500	Unassigned

Updated: APR-11

E2010.02 Fixed Casework** - Kitchen

Recently updated with new cabinets and laminate countertops.

Rating	Installed	Design Life	Updated
5 - Good	2009	35	APR-11

Event: Replace Kitchen Fixed Casework (45 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2044	$12,000	Unassigned

Updated: APR-11

E2010.02 Fixed Casework** - Other

Carpeted sitting steps have been constructed in the music room and library. There are also clear finished shelves in the music room for instruments and other items.

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	35	APR-11

Event: Replace Fixed Casework (95 m2)

Type	Year	Cost	Priority
Lifecycle Replacement	2035	$15,625	Unassigned

Updated: APR-11

E2010.03.01 Blinds**

(1962 and 1971) Horizontal blinds are located in most of the classrooms and administration office. Year of installation is unknown.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	30	APR-11

Event: Replace Window Blinds (43 Blinds)

Type	Year	Cost	Priority
Lifecycle Replacement	2014	$25,800	Unassigned

Updated: APR-11

E2020.02 Furniture and Accessories

(1962 and 1971) Chairs, desks, tables and sofas are located in several areas of the school such as in the classrooms, library, and corridors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

There is access from the parking lot to the main entrance without obstructions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

K4010.02 Barrier Free Entrances*

No automatic door entrances are provided.

Rating	Installed	Design Life	Updated
3 - Marginal	1962	0	APR-11

Event: Install Barrier Free Power Operator

Concern:
No Automatic access is currently provided from any exterior entrance door.

Recommendation:
Provide power operators for barrier free access at the north-east entrance of the building.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2011	$5,500	Medium

Updated: APR-11

K4010.03 Barrier Free Interior Circulation*

No lifts or elevators are provided in the building. However, all areas except for the stage are accessible.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

K4010.04 Barrier Free Washrooms*

(1962 and 1971) Washrooms have accessible stalls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

K4030.01 Asbestos*

(1962 and 1971) Suspect that some of the original finishes could contain asbestos, such as vinyl tile flooring, textured coated walls in the gymnasium, and piping insulation.
A hazardous environmental study was completed in 2008 by EHS Partnership Ltd.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

K4030.02 PCBs*

No PCB's known or reported

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

K4030.04 Mould*

No mould known or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

K4030.09 Other Hazardous Materials*

No other hazardous materials known or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

K5010 Reports and Studies*

Prime Consultant Name: Halsall Associates Ltd.
Year of Evaluation: 2010
Evaluated Area: Basement, Original Building, and Addition to Building.
Building(s) not evaluated: N/A
Noted Anomalies: None noted

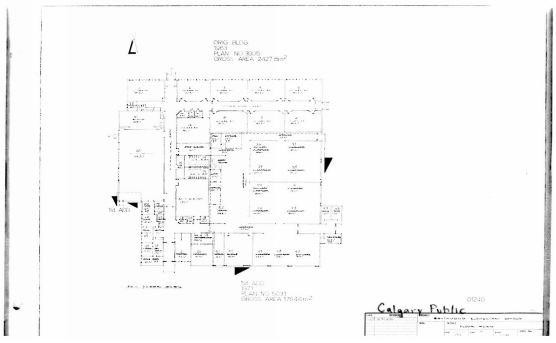
The Foundations for the Future Charter Academy, also known as Southwood Elementary, is located in the Southwood ward of southwest Calgary.
The total area of the building is estimated to be 4192.2m2.
The school was originally constructed in built in 1962 with a building area of 2427m2, and an addition was constructed in 1971 with a building area of 1,764m2 to increase the number of classrooms and add a library. as an L-shaped building, similar to many other schools of that era.
An addition was added in 1971 to expand the school and to allow for additional classrooms and a central library.

Rating	Installed	Design Life	Updated
4 - Acceptable	1962	0	APR-11

Event: **Drawings**

Type	Year	Cost	Priority
Study	2010	$0	Unassigned

Updated: APR-11



Southwood School.jpg