RECAPP Facility Evaluation Report

Calgary School District #19

Woodlands Elementary School

B2873A

Calgary

Report run on: March 5, 2009 11:16 AM

Facility Details

Building Name: Woodlands Elementary Scho
Address: 88 Woodgreen Drive S. W.
Location: Calgary

Building Id: B2873A
Gross Area (sq. m): 3,457.55
Replacement Cost: $7,912,417
Construction Year: 1980

Evaluation Details

Evaluation Company: Neil Jaud Architect inc.
Evaluation Date: July 16 2008
Evaluator Name: Neil Jaud

Total Maintenance Events Next 5 years: **$1,689,500**
5 year Facility Condition Index (FCI): **21.35%**

General Summary:

This single storey 2961.1m2 Elementary School constructed in 1980 consists of a gym, library and 11 classrooms with 4 attached relocatables (396.1m2). Mechanical rooms form second stories over the gym storage and fine arts storage (108.4m2). The school faces the street with parking to the West and play fields to the East and North. The main entrance is to the South-West. 550 student capacity.

Structural Summary:

1980 concrete slab on grade with perimeter strip foundations. Concrete masonry load bearing walls with flush pilasters at columns, open web steel joists and metal roof deck.
The structure is in good condition.

Envelope Summary:

Building envelope consists of brick masonry veneer over air space, insulation and air vapour barrier on concrete masonry backup walls. Anodized aluminum framed sealed windows. Roof flashings are painted metal. The roof is clad with Built-Up tar and gravel roofing.
Envelope in generally good condition.

Interior Summary:

Painted concrete masonry interior walls, vinyl clad demountable partitions at general office, painted gypsum board VCT flooring in classrooms, corridors and service rooms. Carpet flooring in the General office area. Ceilings are suspended acoustic T-bar with some gypsum board ceilings in service areas. Acoustic metal roof deck ceiling in Gymnasium and Library.
Finishes are in generally good condition.

Mechanical Summary:

The school's heating is generated with 2 Teledyne Larrs Boilers. These supply hot water to heating coils in an Air Handling Unit located in the boiler room, ceiling and wall mounted entrance fan coils, baseboard radiation on most perimeter walls. Cooling is provided by cooling coils in the same Air Handling Unit; this unit also has a wet media humidifier. Control for the heating and air conditioning unit is pneumatic.
Domestic hot water is supplied by a 40 Gal John Wood hot water tank.
Sanitary sewer, storm sewer, domestic water, and natural gas are supplied by underground municipal services.
This school has a generally good mechanical system that is reaching the end of its life cycle and is recommended for upgrading.
The school's Gym stage is sprinklered, the balance of the school has no sprinkler system.

Electrical Summary:

Main Distribution is 1200A 120/208V 3 phase with room for expansion. The phone and data systems have been updated in the last 10 years. Energy efficient lighting could be implemented throughout the school. Overall the electrical system is in good 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*

Concrete strip footings and frost walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

A1030 Slab on Grade*

Cast in place concrete slab on grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

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

Concrete masonry interior walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

B1010.05 Mezzanine Construction*

Concrete slab floor for Mechanical room over Gym Storage. Concrete slab floor for Fan room over Fine Arts Storage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

B1010.07 Exterior Stairs*

Concrete cast in place stairs at gym exits to exterior.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	MAR-09

B1010.09 Floor Construction Fireproofing*

Concrete slab.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

B1010.10 Floor Construction Firestopping*

Firestopping at pipe penetrations.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

B1020.01 Roof Structural Frame*

Steel beams and OWSJ with metal decking supported on HSS columns and concrete masonry.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick masonry over air space and insulation on Concrete masonry backup wall.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	75	MAR-09

B2010.01.09 Expansion Control: Exterior Wall Skin*

Masonry mortar joints at intervals.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

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

Caulked joints at window and door openings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	20	MAR-09

Event: Repair Joint Sealers (caulking)

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$32,000	Unassigned

Updated: MAR-09

B2010.01.99 Other Exterior Wall Skin*

Anodized aluminum spandrel panels at head and sill of General office windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

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

Concrete masonry backup wall to brick veneer.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

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

Vapour retarder applied to concrete masonry backup wall.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal louvres to fan room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

B2010.09 Exterior Soffits*

Painted plywood soffits.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

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

28 Aluminum framed two pane glass windows with aluminum spandrel panels at General Office.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	MAR-09

Event: Replace 28 Windows

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$75,000	Unassigned

Updated: MAR-09

B2030.01.02 Steel-Framed Storefronts: Doors**

Five sets painted double wood doors with wired glass sidelites at main entrance. Double doors at corridor entrances. Panic hardware, weatherstrip, closers, kickplates.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace 5 pair Entrance Doors

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$26,900	Unassigned

Updated: MAR-09

B2030.02 Exterior Utility Doors**

Four hollow metal doors in pressed steel frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	MAR-09

Event: Replace 4 Exterior Utility Doors

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$3,800	Unassigned

Updated: MAR-09

B3010.01 Deck Vapor Retarder and Insulation*

Deck vapour retarder over metal deck, fibreboard insulation.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

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

Built up tar and gravel roofing. Painted metal flashings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	25	MAR-09

Event: Replace 3000m2 Roofing

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$480,000	Unassigned

Updated: MAR-09

B3010.08.02 Metal Gutters and Downspouts**

Painted metal flashings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace Metal Gutters and Downspouts

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$12,600	Unassigned

Updated: MAR-09

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Metal stud walls for smaller service rooms/storage rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

C1010.01 Interior Fixed Partitions*

Concrete masonry partition walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

C1010.02 Interior Demountable Partitions*

Vinyl faced gypsum board walls for Principal and Assistant principal offices.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

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

Vinyl folding walls between classrooms and as divider in Lunch room. Folding panel wall between gym and stage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace 6 folding walls

Type	Year	Cost	Priority
Lifecycle Replacement	2009	$69,200	Unassigned

Updated: MAR-09

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

Gymnasium divider wall.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace Interior Operable Folding Panel Partitions

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$55,000	Unassigned

Updated: MAR-09

C1010.06 Interior Glazed Partitions and Storefronts*

Pressed steel frame with wire glass sidelight to General office entrance door.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

C1010.07 Interior Partition Firestopping*

Fibre and mortar filler at wall to roof deck junctions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

C1020.01 Interior Swinging Doors (& Hardware)*

Stained wood doors to classrooms, general offices.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	MAR-09

C1020.03 Interior Fire Doors*

Hollow metal doors in pressed steel frames complete with closers. Panic hardware where required.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

C1020.04 Interior Sliding and Folding Doors*

Wood folding counter shutter at kitchen.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	25	MAR-09

C1030.01 Visual Display Boards** - Classrooms

Whiteboards, pull down screens, tackboards in classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	20	MAR-09

Event: Replace 56 Visual Display Boards

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$42,000	Unassigned

Updated: MAR-09

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

Pre-finished metal toilet partitions and shower partitions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace 14 Fabricated Compartments(Toilets/Showers)

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$22,500	Unassigned

Updated: MAR-09

C1030.06 Handrails*

Wood wall mounted railings to gym stairs and stage ramp/stairs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

C1030.08 Interior Identifying Devices*

Very few room identification labels.

Rating	Installed	Design Life	Updated
3 - Marginal	1980	0	MAR-09

Event: Install 42 room name labels

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2009	$5,000	Low

Updated: MAR-09

C1030.12 Storage Shelving*

Stained wood shelving.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

C1030.14 Toilet, Bath, and Laundry Accessories*

Washrooms - Soap, towel and toilet paper dispensers. Waste receptacles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Gypsum board on metal stud in storage and service rooms of general office and classrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	60	MAR-09

C3010.06 Tile Wall Finishes**

Ceramic tile to walls in boy's and girl's change rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	MAR-09

Event: Replace 30m2 Wall Tiles

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$7,500	Unassigned

Updated: MAR-09

C3010.09 Acoustical Wall Treatment**

No acoustical panels in gym and band room.

Rating	Installed	Design Life	Updated
2 - Poor	1980	20	MAR-09

Event: Install acoustical panels

Concern:
No acoustical wall panels or sound attenuation.
Recommendation:
Install acoustical panels.
Consequences of Deferral:
No sound attenuation.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2009	$55,000	Low

Updated: MAR-09

C3010.11 Interior Wall Painting*

Painted concrete masonry and gypsum board.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	10	MAR-09

C3010.12 Wall Coverings*

Vinyl clad gypsum board to Principal and vice principal offices.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	15	MAR-09

C3020.01.01 Epoxy Concrete Floor Finishes*

Mechanical room floor, fan room floor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

C3020.02 Tile Floor Finishes**

Quarry tile to washrooms, change rooms and West corridor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	50	MAR-09

Event: Replace Tile Floor Finishes - 143m2

Type	Year	Cost	Priority
Lifecycle Replacement	2030	$40,000	Unassigned

Updated: MAR-09

C3020.04 Wood Flooring**

Vented wood strip flooring in gym.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace Wood Flooring - 420m2

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$118,000	Unassigned

Updated: MAR-09

C3020.07 Resilient Flooring**

VC tile flooring in classrooms, storage rooms, corridors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	20	MAR-09

Event: Replace 2000m2 Resilient Flooring

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$122,000	Unassigned

Updated: MAR-09

C3020.08 Carpet Flooring**

Carpet flooring in general office area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	15	MAR-09

Event: Replace 136m2 Carpet Flooring

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$8,500	Unassigned

Updated: MAR-09

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Gypsum board ceilings to storage rooms service rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	60	MAR-09

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

Acoustic T-Bar ceilings in classrooms, general offices and corridors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	25	MAR-09

Event: Replace 1400m2 Acoustic Ceiling Treatment

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$65,000	Unassigned

Updated: MAR-09

C3030.07 Interior Ceiling Painting*

Gypsum board ceilings.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	20	MAR-09

S4 MECHANICAL

D2010.04 Sinks **

There are single stainless steel sinks with Delta faucets throughout the school, including one sink in each of the original classrooms that are each equipped with a drinking fountain bubbler. The science room has 3 single stainless steal sinks equipped with Teck faucets and a bubbler. The faculty lunch room contains a double stainless steel sink with a Crane Dialese faucet. The janitors storage room has a cast iron pedestal mop sink with a Teck faucet.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace Approximately Fifteen Sinks

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$15,200	Unassigned

Updated: MAR-09

D2010.05 Showers **

The boys and girls locker room by the gym each contain there own set of showers. The girls shower consists of two shower stalls used for storage and the boy's consists of a 2 head group shower used for storage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace Four Showers

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$5,900	Unassigned

Updated: MAR-09

D2010.08 Drinking Fountains / Coolers **

There are 2 types of porcelain wall mounted HAWS drinking fountains found throughout the school and 1 new American Standard fountain found outside the gym.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	35	MAR-09

Event: Replace Approximately Four Drinking Fountains / Coolers

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$4,200	Unassigned

Updated: MAR-09

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

The school consists of 4 main washrooms, 2 for each gender. The main girls washroom at the northeast of the school contains 3 water closets and one barrier free water closest equipped with flush valves. That girls washroom contains 3 wall hung basins with 2 Crane faucets and 1 upgraded Moen faucet. The second girls washroom contains 3 water closets equipped with flush valves and 3 basins all with upgraded Moen faucets. The boys washroom in the northeast contains 3 floor mounted urinals flushed by a concealed tank, 2 water closets with flush valves, 1 barrier free water closet with a flush valve and 3 wall mounted basins with upgraded Moen faucets. The second boys washroom contains 1 water closet equipped with a flush valve and 3 urinals with concealed flush tank. It has 3 wall mount basins with Crane faucets. The main office has typical male and female washrooms as well as one typical washroom in the infirmary. There is also one separate barrier free washroom which has been converted to an office.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace Approximately Thirty Seven Washroom Fixtures (WC, Lav, Urnl)

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$39,700	Unassigned

Updated: MAR-09

D2020.01.01 Pipes and Tubes: Domestic Water *

There is a 4" ductile iron supplying the school through a 2" water meter. There is also a 3" fire supply for the sprinklers on the stage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

D2020.01.02 Valves: Domestic Water **

There are a variety of valves for the domestic water in the school. They appear to be in serviceable condition. The cabin recessed frost free hose bibs for the school have attached vacuum breakers and are key operated.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	MAR-09

Event: Replace Valves: Domestic Water

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$23,200	Unassigned

Updated: MAR-09

D2020.01.03 Piping Specialties (Backflow Preventors) **

There are 3 backflow preventors in the boiler room, 2 2" feeding the schools water supply and 1 3/4" feeding the boiler.

Rating	Installed	Design Life	Updated
5 - Good	1980	20	MAR-09

Event: Replace Approximately Three Piping Specialties (Backflow Preventors)

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$5,800	Unassigned

Updated: MAR-09

D2020.02.02 Plumbing Pumps: Domestic Water **

There is a Grundfoss circulation pump for the domestic hot water. This keeps the water hot ready to use at each fixture.

Rating	Installed	Design Life	Updated
5 - Good	1980	20	MAR-09

Event: Replace One Plumbing Pump: Domestic Water

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$3,300	Unassigned

Updated: MAR-09

D2020.02.06 Domestic Water Heaters **

A 40 gallon John Wood water heater installed in 1997 is located in the boiler room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1997	20	MAR-09

Event: Replace The Domestic Water Heater

Type	Year	Cost	Priority
Lifecycle Replacement	2017	$2,800	Unassigned

Updated: MAR-09

D2020.03 Water Supply Insulation: Domestic *

The interior domestic water insulation is fiber glass with canvas in exposed areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

D2030.01 Waste and Vent Piping *

The waste and vent piping in the school is cast iron and copper above ground with cast iron and plastic below ground.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

D2040.01 Rain Water Drainage Piping Systems *

The roof drains for the school flow into the storm drainage system along with the parking drains.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

D2040.02.04 Roof Drains *

The roof drains have a cast iron body with an aluminum basket over top. The rain water volume is controlled with flow restricters in the roof drains. There are also recessed stairwell drains on the exterior gym entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	MAR-09

D3010.02 Gas Supply Systems *

The school is serviced with underground natural gas piping from the street. A low pressure 4" gas line feeds the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	60	MAR-09

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

The school has 3 Teledyne Laars gas boilers rated at 1,456,000 BTU each. Boiler #3 has a new gas valve installed. The boiler room has 2 circulation pumps for the heating system, both TACO 5 HP type. The boiler circulation is done through 2 Grundfos circulation pumps which are new to the school in the last decade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	35	MAR-09

Event: Replace Three Heating Boilers and Accessories: H.W.

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$85,300	Unassigned

Updated: MAR-09

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

The boiler vents consist of galvanized draft hoods and metalbestos chimneys.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace The Chimney (&Comb. Air): H.W. Boiler

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$18,300	Unassigned

Updated: MAR-09

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

The chemical treatment is provided through a pot feeder. The system also has a side stream filter and sight glass. A chemical treatment program is in effect.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

D3030.06.02 Refrigerant Condensing Units **

The condenser on the roof is Carrier make. The insulation on the refrigerant line from the condenser to the mechanical room is relatively new.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	25	MAR-09

Event: Replace The Refrigerant Condensing Unit

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$16,100	Unassigned

Updated: MAR-09

D3040.01.01 Air Handling Units: Air Distribution **

The school has one Mark Hot air handling unit. This unit has heating, cooling and a wet media humidifier. The variable speed drive on this unit has been removed. There is a second unit in the mechanical room with heating coils only that supplies the schools gymnasium.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace Two Air Handling Units: Air Distribution

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$271,300	Unassigned

Updated: MAR-09

D3040.01.04 Ducts: Air Distribution *

There is galvanized ductwork for air circulation within the school. Some of this ductwork is insulated. The gymnasium has large round ductwork with linear diffusers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

D3040.01.07 Air Outlets & Inlets:Air Distribution *

Air is provided to the classrooms and office area through EH Price square ceiling diffusers. The gymnasium's air is supplied through rectangular diffusers. Air is returned to the system via egg crate or adjustable return air grilles in the ceiling and various wall locations throughout the school. The air returns in the gymnasium are located on the walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

D3040.03.01 Hot Water Distribution Systems **

The hot water heating piping from the boiler consists of welded or screwed Schedule 40 steel pipe.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	MAR-09

Event: Replace Hot Water Distribution Systems

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$287,700	Unassigned

Updated: MAR-09

D3040.04.01 Fans: Exhaust **

The rooftop contains six Aluminum Bell type exhaust fans serving various washrooms and storage rooms throughout the school. The gymnasium has its own box type relief/exhaust air plenum.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace Approximately Eight Fans: Exhaust

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$8,000	Unassigned

Updated: MAR-09

D3040.04.03 Ducts: Exhaust *

Exhaust ducts are galvanized sheet metal.

Rating	Installed	Design Life	Updated
5 - Good	1980	0	MAR-09

D3040.04.05 Air Outlets and Inlets: Exhaust *

The exhaust inlets are covered with egg crate style grilles.

Rating	Installed	Design Life	Updated
5 - Good	1980	0	MAR-09

D3050.03 Humidifiers **

There is a wet media humidifier spraying a fine mist into the Mark Hot air handling unit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	25	MAR-09

Event: Replace The Humidifier

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$10,200	Unassigned

Updated: MAR-09

D3050.05.02 Fan Coil Units **

The schools entrances are equipped with wall mounted fan coil units for force flow heating. The gym has a horizontal fan coil unit on the ceiling to supply heat to the gym.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace Approximately Five Fan Coil Units

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$68,300	Unassigned

Updated: MAR-09

D3050.05.03 Finned Tube Radiation **

Fin tube radiation exists on various perimeter walls in the school. The main office has 1' radiation on outer wall. The stage has 3' by 5' upper wall mount radiation. And the library has perimeter millwork radiation. The science room and classrooms surrounding the library all have typical perimeter radiation. Science room radiation is partial millwork.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	40	MAR-09

Event: Replace Finned Tube Radiation

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$137,100	Unassigned

Updated: MAR-09

D3050.05.06 Unit Heaters**

The boiler room has a unit above the entrance and towards the rear of the room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace The Unit Heater

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$1,700	Unassigned

Updated: MAR-09

D3060.02.02 Pneumatic Controls**

The schools controls are pneumatic. A new Quincy air compressor as well as a Hankison air dryer was installed in 2007. The thermostats throughout the school are manufactured by Honeywell.

Rating	Installed	Design Life	Updated
5 - Good	1980	40	MAR-09

Event: Lifecycle Replacement Pneumatic Controls

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$110,000	Unassigned

Updated: MAR-09

D4010 Sprinklers: Fire Protection *

The schools stage contains sprinklers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	60	MAR-09

D4030.01 Fire Extinguisher, Cabinets and Accessories *

There are wall hung ABC fire extinguishers located throughout the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

S5 ELECTRICAL

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

The main electrical distribution is 1200A 120/208V 3 phase 4 wire Westinghouse with room for expansion.

Rating	Installed	Design Life	Updated
5 - Good	1980	40	MAR-09

Capacity Size	Capacity Unit
1200	amps

Event: Replace Main Electrical Switchboards (Main Distribution)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	$63,000	Unassigned

Updated: MAR-09

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

There are several 120/208V Westinghouse panels located throughout the school servicing local loads.

Rating	Installed	Design Life	Updated
5 - Good	1980	30	MAR-09

Capacity Size	Capacity Unit
various	N/A

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

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$31,000	Unassigned

Updated: MAR-09

D5010.07.02 Motor Starters and Accessories **

There is a Westinghouse 4-plex motor starter centre, aswell as single hoa units.

Rating	Installed	Design Life	Updated
5 - Good	1980	30	MAR-09

Event: Replace Motor Starters and Accessories

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$5,500	Unassigned

Updated: MAR-09

D5020.01 Electrical Branch Wiring *

The wiring is original to the school.

Rating	Installed	Design Life	Updated
5 - Good	1980	0	MAR-09

D5020.02.01 Lighting Accessories (Lighting Controls) *

Rating	Installed	Design Life	Updated
5 - Good	1980	0	MAR-09

D5020.02.02.01 Interior Incandescent Fixtures *

There are interior incandescent potlights installed inside the school.

Rating	Installed	Design Life	Updated
5 - Good	1980	30	MAR-09

D5020.02.02.02 Interior Fluorescent Fixtures **

Majority of the lighting in the school is 1'X4' recessed T-12 fluorescent fixtures.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Upgrade all Interior Fluorescent Fixtures

Concern:
The existing fluorescent fixtures are outdated and inefficient.

Recommendation:
Replace T-12 fluorescent fixtures with T-8 or T-5 fluorescent fixtures with electronic ballasts.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2010	$80,000	Medium

Updated: MAR-09

D5020.02.02.05 Other Interior Fixtures *

The gym is equipped with 400W mercury vapor lighting with remote ballasts.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

D5020.02.03.02 Emergency Lighting Battery Packs **

This school is equipped with a Emergi-Lite central emergency lighting system to power the remote heads throughout the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	20	MAR-09

Event: Replace Emergency Lighting Battery Packs

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$13,500	Unassigned

Updated: MAR-09

D5020.02.03.03 Exit Signs *

A majority of the exit signs incandescent light bulbs have been replaced with LED light bars.

Rating	Installed	Design Life	Updated
5 - Good	1980	0	MAR-09

D5020.03.01.03 Exterior Metal Halide Fixtures *

The exterior lighting is a combination of Metal Halide and HPS fixtures. The newer ones are Metal Halide.

Rating	Installed	Design Life	Updated
6 - Excellent	1980	0	MAR-09

D5020.03.01.04 Exterior H.P. Sodium Fixtures *

The original fixtures on the building are HPS. They are being replaced with Metal Halide fixtures as they wear out.

Rating	Installed	Design Life	Updated
5 - Good	1980	0	MAR-09

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

The exterior lighting is controlled by a photocell and timeclock.

Rating	Installed	Design Life	Updated
5 - Good	1980	0	MAR-09

D5030.01 Detection and Fire Alarm **

The fire alarm panel is an Edwards non-addressable. The devices are original.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	25	MAR-09

Event: Replace Detection and Fire Alarm

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$58,000	Unassigned

Updated: MAR-09

D5030.02.02 Intrusion Detection **

Silent knight system. Security devices consist of motion sensors throughout the school.

Rating	Installed	Design Life	Updated
5 - Good	1980	25	MAR-09

Event: Replace Intrusion Detection

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$35,000	Unassigned

Updated: MAR-09

D5030.03 Clock and Program Systems *

Rating	Installed	Design Life	Updated
5 - Good	1980	25	MAR-09

D5030.04.01 Telephone Systems *

Nortel Meridian phone system, with phones in classrooms. P/A system tied into phone system.

Rating	Installed	Design Life	Updated
5 - Good	1980	25	MAR-09

D5030.04.05 Local Area Network Systems *

Data system upgraded between 2000-2003 to new supernet c/w fibre optic entrance. Wireless internet throughout the school. Amp racks newer with cat5 and cat5e cabling. UPS system.

Rating	Installed	Design Life	Updated
6 - Excellent	1980	0	MAR-09

D5030.05 Public Address and Music Systems **

Paging now done through phone system. Original P/A system still used for music and clock bell functions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	20	MAR-09

Event: Replace Public Address and Music Systems

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$14,000	Unassigned

Updated: MAR-09

D5030.06 Television Systems*

Coaxial cable run to each classroom. The original TV system with antennae is not used.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

Frig, stove microwave, dishwasher, in kitchen and staff room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Climbing wall in gym.

Rating	Installed	Design Life	Updated
5 - Good	1980	0	MAR-09

E2010.02 Fixed Casework**

Base and upper cabinets in classrooms, Library work room, Kitchen, Staff room, Nurse room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	35	MAR-09

Event: Replace 75m Fixed Casework

Type	Year	Cost	Priority
Lifecycle Replacement	2015	$63,000	Unassigned

Updated: MAR-09

E2010.03.01 Blinds**

Horizontal louvre blinds in classrooms, Staff rooms and general office.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	30	MAR-09

Event: Replace 64 Blinds

Type	Year	Cost	Priority
Lifecycle Replacement	2012	$7,500	Unassigned

Updated: MAR-09

F1010.02.04 Portable and Mobile Buildings*- Room 13

Relocatable Classroom 13 - Wood framed structure with wood joisted roof. Vinyl fabric on gypsum board interior finishes. Carpet and VCT flooring, T-Bar suspended acoustic tile ceiling. Stained wood coat racks. Hollow metal entrance door in pressed steel frame. Vinyl folding wall to adjacent Classroom 14. White boards, tack boards. Domed plastic skylite. Prefinished metal exterior cladding, pre-finished metal flashings. Built up T&G roofing. Common pair of exterior Hollow metal exit door (shared with Classrooms 14, 17 and 18) with panic hardware, closer, weatherstrip and kick plate. Overall condition is good.

Mechanical
1982 Portable Rooms 13-14 & 17-18 located on the N.E. side of the school.

These rooms have their own air handling units for heating and ventilation located on the roof top. Portables 13-14 share their own and portable 17-18 share their own identical unit. These units have a coil that is heated with hot water from the main school boiler. A fan supplies air through the coil and along ductwork to provide heating. Control of these units is provided through individual electronic thermostats. The grilles are typical of the school and located on the portables walls.

Technical Condition: acceptable.
Recommendations: None.

Electrical - 1982 portables 13-14, 17-18

Each portable has an independent panel feeding local circuits. The corridor is fed from an independent panel located inside the school.

The classrooms are equipped with fluorescent light fixtures with T-12 lamps. Retrofitting these fixtures with T-8 lamps and electronic ballasts would result in increased light levels and better energy efficiency.

Each portable has access to the schools wireless internet.

Overall Condition:
Acceptable.

Rating	Installed	Design Life	Updated
4 - Acceptable	1982	0	MAR-09

F1010.02.04 Portable and Mobile Buildings*- Room 14

Relocatable Classroom 14 - Wood framed structure with wood joisted roof. Vinyl fabric on gypsum board interior finishes. Carpet and VCT flooring, T-Bar suspended acoustic tile ceiling. Stained wood coat racks. Hollow metal entrance door in pressed steel frame. Vinyl folding wall to adjacent Classroom 14. White boards, tack boards. Domed plastic skylite. Prefinished metal exterior cladding, pre-finished metal flashings. Built up T&G roofing. Common pair of exterior Hollow metal exit door (shared with Classrooms 14, 17 and 18) with panic hardware, closer, weatherstrip and kick plate. Overall condition is good.

Mechanical
1982 Portable Rooms 13-14 & 17-18 located on the N.E. side of the school.

These rooms have their own air handling units for heating and ventilation located on the roof top. Portables 13-14 share their own and portable 17-18 share their own identical unit. These units have a coil that is heated with hot water from the main school boiler. A fan supplies air through the coil and along ductwork to provide heating. Control of these units is provided through individual electronic thermostats. The grilles are typical of the school and located on the portables walls.

Technical Condition: acceptable.
Recommendations: None.

Electrical - 1982 portables 13-14, 17-18

Each portable has an independent panel feeding local circuits. The corridor is fed from an independent panel located inside the school.

The classrooms are equipped with fluorescent light fixtures with T-12 lamps. Retrofitting these fixtures with T-8 lamps and electronic ballasts would result in increased light levels and better energy efficiency.

Each portable has access to the schools wireless internet.

Overall Condition:
Acceptable.

Rating	Installed	Design Life	Updated
4 - Acceptable	1982	30	MAR-09

F1010.02.04 Portable and Mobile Buildings*- Room 17

Relocatable Classroom 17 - Wood framed structure with wood joisted roof. Vinyl fabric on gypsum board interior finishes. Carpet and VCT flooring, T-Bar suspended acoustic tile ceiling. Stained wood coat racks. Hollow metal entrance door in pressed steel frame. Vinyl folding wall to adjacent Classroom 14. White boards, tack boards. Domed plastic skylite. Prefinished metal exterior cladding, pre-finished metal flashings. Built up T&G roofing. Common pair of exterior Hollow metal exit door (shared with Classrooms 14, 17 and 18) with panic hardware, closer, weatherstrip and kick plate. Overall condition is good.

Mechanical
1982 Portable Rooms 13-14 & 17-18 located on the N.E. side of the school.

These rooms have their own air handling units for heating and ventilation located on the roof top. Portables 13-14 share their own and portable 17-18 share their own identical unit. These units have a coil that is heated with hot water from the main school boiler. A fan supplies air through the coil and along ductwork to provide heating. Control of these units is provided through individual electronic thermostats. The grilles are typical of the school and located on the portables walls.

Technical Condition: acceptable.
Recommendations: None.

Electrical - 1982 portables 13-14, 17-18

Each portable has an independent panel feeding local circuits. The corridor is fed from an independent panel located inside the school.

The classrooms are equipped with fluorescent light fixtures with T-12 lamps. Retrofitting these fixtures with T-8 lamps and electronic ballasts would result in increased light levels and better energy efficiency.

Each portable has access to the schools wireless internet.

Overall Condition:
Acceptable.

Rating	Installed	Design Life	Updated
4 - Acceptable	1982	30	MAR-09

F1010.02.04 Portable and Mobile Buildings*- Room 18

Relocatable Classroom 18 - Wood framed structure with wood joisted roof. Vinyl fabric on gypsum board interior finishes. Carpet and VCT flooring, T-Bar suspended acoustic tile ceiling. Stained wood coat racks. Hollow metal entrance door in pressed steel frame. Vinyl folding wall to adjacent Classroom 14. White boards, tack boards. Domed plastic skylite. Prefinished metal exterior cladding, pre-finished metal flashings. Built up T&G roofing. Common pair of exterior Hollow metal exit door (shared with Classrooms 14, 17 and 18) with panic hardware, closer, weatherstrip and kick plate. Overall condition is good.

Mechanical
1982 Portable Rooms 13-14 & 17-18 located on the N.E. side of the school.

These rooms have their own air handling units for heating and ventilation located on the roof top. Portables 13-14 share their own and portable 17-18 share their own identical unit. These units have a coil that is heated with hot water from the main school boiler. A fan supplies air through the coil and along ductwork to provide heating. Control of these units is provided through individual electronic thermostats. The grilles are typical of the school and located on the portables walls.

Technical Condition: acceptable.
Recommendations: None.

Electrical - 1982 portables 13-14, 17-18

Each portable has an independent panel feeding local circuits. The corridor is fed from an independent panel located inside the school.

The classrooms are equipped with fluorescent light fixtures with T-12 lamps. Retrofitting these fixtures with T-8 lamps and electronic ballasts would result in increased light levels and better energy efficiency.

Each portable has access to the schools wireless internet.

Overall Condition:
Acceptable.

Rating	Installed	Design Life	Updated
4 - Acceptable	1982	30	MAR-09

F2020.01 Asbestos*

No asbestos known or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

F2020.04 Mould*

No mould known or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

F2020.09 Other Hazardous Materials*

No other hazardous materials known or reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

S8 FUNCTIONAL ASSESSMENT

K3020 Indoor Environment

Clean, reasonably bright.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

K4010.01 Barrier Free Route: Parking to Entrance*

Drop down sidewalk.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

K4010.02 Barrier Free Entrances*

No automatic door opener.

Rating	Installed	Design Life	Updated
2 - Poor	1980	0	MAR-09

Event: Install Barrier Free Automatic entrance

Concern:
No barrier free automatic entrance device.
Recommendation:
Install automatic entrance.
Consequences of Deferral:
Limited accessibility.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2009	$4,500	Low

Updated: MAR-09

K4010.03 Barrier Free Interior Circulation*

Corridors accessible, library and open classrooms accessible. Gym Accessible.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09

K4010.04 Barrier Free Washrooms*

Dedicated barrier free washroom.

Rating	Installed	Design Life	Updated
4 - Acceptable	1980	0	MAR-09