RECAPP Facility Evaluation Report

Lloydminster Pub Sch #1753

Martin Browne School

B3727A

Lloydminster (AB)

Report run on: January 29, 2013 11:19 AM

Facility Details

Building Name: Martin Browne School
Address: 4812 - 56 Avenue
Location: Lloydminster (AB)

Building Id: B3727A
Gross Area (sq. m): 1,097.08
Replacement Cost: $3,768,000
Construction Year: 1958

Evaluation Details

Evaluation Company: KOLIGER SCHMIDT architect-engineer
Evaluation Date: September 6 2012
Evaluator Name: Steve Horvath KOLIGER SCHMIDT architect-engineer

Total Maintenance Events Next 5 years: **$385,600**
5 year Facility Condition Index (FCI): **10.23%**

General Summary:

Martin Browne a K - 12 school was originally built in 1958 with an area of 570m². An addition was added in 1998 consisting of a storage room at the south west and classrooms and offices at the north with an area of 360m²; at this time the original building was also modernized. The total building area is 930m². The building is one storey in height. Two portables were added one in 2005 and the other in 2007 with a total area of 260m². The total area would be 1190m² for all areas.
Currently there are 110 students administered by 16 staff.

Structural Summary:

The foundations consist of concrete foundation wall on concrete strip footing along perimeter for 1958 section, concrete grade beam on concrete piles for the 1998 section, concrete slab on grade in Crawl Spaces; wood joists for floor; wood studs for exterior and interior walls; roof has wood deck on wood trusses for both sections.

Overall structural system rating is acceptable.

Envelope Summary:

The exterior wall finish consists of painted facing brick and stucco for exterior walls for 1958 section; metal siding for the 1998 section. The windows are wood framed stationary sash for the south portion of the 1958 section and vinyl windows with stationary and operable sashes for the rest in both phases. Entries consist of metal framed storefront doors for all areas. The 1958 building has metal fascias with plywood soffits, the 1998 section has metal fascias with wood battens. The roofs are flat for both sections; consisting of built-up tar and gravel roofing for the 1958 section and EPDM roofing for the 1998. The roofs are drained with roof drains with internal downspouts for the 1958 area and scupper drains with downspouts spilling onto splash pads for the 1998 area.

Overall envelope system rating is acceptable.

Interior Summary:

The front entries lead to a spacious corridor (multi purpose area) which extends from from the north to the south end of the school. Adjacent to the north entry are the offices and library. A secondary entrance is located at the back of the building directly across from the north entry. The floor finishes consist of vinyl tiles for most areas, ceramic tiles for the boys and girls washrooms, carpet for the administration area, library and parts of some classrooms. The ceilings consist of suspended T-bar acoustic ceiling tiles for the majority of the ceilings, painted gypsum board for the washrooms, fiberboard ceiling tiles for the multi purpose area. The walls are painted gypsum board for all areas. Interior glazing in steel frames is located by the office area. The interior doors consist of solid wood in steel frames for all areas. The classrooms are equipped with chalkboards, white boards, tackboards, projection screens. The 1958 area of the building was modernized in 1998.

Overall interior system rating is acceptable.

Mechanical Summary:

The school is heated with an gas fired, hot water boiler that supplies finned tube radiation, convectors, heating coils and entrance force flows. The kindergarten area of the school has a furnace that provides heating, ventilation and cooling. The domestic water heater is gas fired. There are both flush valve and flush tank water closets. The urinals are flush tank with timers. There are wall hung lavatories in the washrooms and stainless steel sinks in the classrooms.

The mechanical systems are in acceptable condition.

Electrical Summary:

Martin Browne School is fed from a 120/240V1PH/3W residential power service. 400A-120/240V/1PH/3W main distribution switchboard, branch circuit panelboards located throughout school, manual motor starters, incandescent light fixtures, surface and recess mounted fluorescent light fixtures with T8 lamps and electronic ballasts, DC emergency lighting, wall mounted high pressure sodium light fixtures located along building perimeter and entry vestibules, fire alarm system, intrusion detection system, wall mounted DC clocks, Toshiba telephone system, and Cat 5E data system.

Electrical 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*

Concrete foundation walls on continuous concrete strip footings for 1958, Concrete grade beams on concrete piles for 1998

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

A1030 Slab on Grade*

Concrete slab for crawl space and mechanical room

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

A2020 Basement Walls (& Crawl Space)*

Concrete walls in crawl space for both sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

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

Wood joist on concrete walls for 1958 and 1998 sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

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

Wood studs for 1958 and 1998 sections

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1010.03 Floor Decks, Slabs, and Toppings*

Wood joists with plywood deck for 1958 and 1998 sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1010.06 Ramps: Exterior*

Southeast Entrance - has a concrete ramp.

Rating	Installed	Design Life	Updated
3 - Marginal	1958	0	JAN-13

Event: Install 3m of railing on wall and wheel guard at 50mm from ramp surface on existing railing

Concern:
Ramp does not have a railing on both sides. No wheel guard at bottom of existing rail

Recommendation:
Provide steel tube railing on exterior wall and a wheel guard at 50mm above ramp on existing rail.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2013	$1,400	High

Updated: JAN-13

Ramp does not have a railing on both sides. No wheel guard at bottom of existing rail.

B1010.09 Floor Construction Fireproofing*

No fireproofing required as crawl spaces are divided into areas not exceeding 5000m²

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1010.10 Floor Construction Firestopping*

No firestopping required as crawl spaces are divided into areas not exceeding 5000m²

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1020.01 Roof Structural Frame*

Wood deck on wood roof joists for 1958 and 1998 Sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1020.06 Roof Construction Fireproofing*

Combination of gypsum board and acoustic suspended ceiling tiles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B1020.07 Roof Construction Firestopping*

Plaster around conduits and pipes piercing fire separation.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1958 Section

Exterior walls from top of foundation to window sills - have facing bricks.
Chimney above flat roof - has facing bricks.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B2010.01.06.03 Metal Siding**

Addition attached to Northwest corner of the original building - has metal siding.
Addition attached to the Southwest corner of the original building -.Storage 119 - has metal siding.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	JAN-13

Event: Replace 160m² metal siding.

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$25,200	Unassigned

Updated: JAN-13

B2010.01.08 Cement Plaster (Stucco): Ext. Wall* - 1958 Section

Upper portion of exterior walls from window sills to fascia - have stucco finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

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

Caulked joints at junction of exterior cladding with door and window frames.1958 section recaulked at this time.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	JAN-13

Event: Replace 210m Caulking

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$7,400	Unassigned

Updated: JAN-13

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

Painted exterior bricks and soffits for 1958 section, repainted in 1998.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	15	JAN-13

Event: Repaint 200m² exterior walls and soffits.

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$4,900	Unassigned

Updated: JAN-13

B2010.02.05 Wood Framing: Ext. Wall Const.*

Wood studs with plywood sheathing on exterior and painted gypsum board on interior for 1958 and 1998 sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

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

Polyethylene vapour barrier and batt insulation in stud cavities for 1958 and 1998 sections.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B2010.09 Exterior Soffits* - 1958

Painted wood soffits with painted metal fascias.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

B2010.09 Exterior Soffits* - 1998

Prefinished metal fascias, entries have prefinished metal soffits.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

B2020.01.01.05 Wood Windows (Glass & Frame)** - 1958 Section

Wood casement windows on upper portion of South walls

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	35	JAN-13

Event: Replace 15m² Vinyl Windows.

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$15,600	Unassigned

Updated: JAN-13

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows** - 1998 Section

PVC windows with fixed and operating sash for 1998 section, 1958 Section classroom windows replaced in 2004.

Rating	Installed	Design Life	Updated
4 - Acceptable	2001	40	JAN-13

Event: Replace 30m² Vinyl windows.

Type	Year	Cost	Priority
Lifecycle Replacement	2041	$33,000	Unassigned

Updated: JAN-13

B2030.01.02 Steel-Framed Storefronts: Doors**

Entries to school have steel framed storefront doors with glazed panels. 1958 Section entries were replaced at this time.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	JAN-13

Event: Replace 10 steel framed storefront doors.

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$28,900	Unassigned

Updated: JAN-13

B2030.02 Exterior Utility Doors**

Storage 119, Mechanical Room 110 - have metal door and metal frame.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	JAN-13

Event: Replace 2 exterior utility doors.

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$2,100	Unassigned

Updated: JAN-13

B3010.01 Deck Vapour Retarder and Insulation* - 1958 Section

Mopped on tar with rigid insulation for all phases.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

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

Built-up roofing with gravel.

Rating	Installed	Design Life	Updated
3 - Marginal	1958	25	JAN-13

Event: Replace 570m² built-up roofing.

Concern:
Original built-up roofing has blisters, ponding and poor drainage to roof drains.

Recommendation:
Replace built-up roofing and provide proper slopes to roof drains.

Type	Year	Cost	Priority
Failure Replacement	2013	$119,500	High

Updated: JAN-13

B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO)**

EPDM roofing.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	JAN-13

Event: Replace 360m² EPDM roofing.

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$84,900	Unassigned

Updated: JAN-13

B3010.08.02 Metal Gutters and Downspouts**

Scuppers with downspouts utilized, also one integral roof drain above demising corridor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	JAN-13

Event: Install 30m of downspouts and extension with 4 scuppers.

Concern:

Downspouts do not have sufficient extensions away from building. One area does not have any scuppers or downspouts.

Recommendation:

Install downspout extension for a minimum of 1.2m away from building. Install four scuppers with downspouts and proper extensions.

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2013	$5,500	High

Updated: JAN-13

Event: Replace 25m scuppers and downspouts.

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$5,500	Unassigned

Updated: JAN-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Wood stud walls clad with gypsum board for all phases.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

C1010.02 Interior Demountable Partitions*

Resource Room 115, Principal 116, Administration 117, Library 118, Circulation 120 - have interior demountable partitions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

C1010.05 Interior Windows*

Principal 116, Resource Room 115 - have clear glass in steel frames

Rating	Installed	Design Life	Updated
3 - Marginal	1958	0	JAN-13

Event: Install 10m² of wired glass in steel frames.

Concern:
Interior windows at corridor do not have wired glass.
Recommendation:
Install wired glass to replace regular glazing.

Type	Year	Cost	Priority
Code Repair	2013	$11,500	High

Updated: JAN-13

C1020.01 Interior Swinging Doors (& Hardware)*

Painted wood doors in metal frames. 1958 section replaced at this time.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

C1020.03 Interior Fire Doors*

Mechanical room door is metal clad wood door in steel frame.

Rating	Installed	Design Life	Updated
3 - Marginal	1998	0	JAN-13

Event: Install 3/4 hr. rated door in mechanical room.

Concern:
Mechanical room door is steel clad wood door and does not have a fire door label. A 3/4hr rating is required.

Recommendation:
Install a 3/4 fire rated door with an automatic closer.

Type	Year	Cost	Priority
Code Repair	2012	$1,000	High

Updated: JAN-13

C1030.01 Visual Display Boards**

Classrooms - have tack boards, green chalkboards, projection screens and white boards. 1958 section replaced in 1998.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	JAN-13

Event: Replace 20 visual display boards.

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$15,800	Unassigned

Updated: JAN-13

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

Boys and girls Washrooms have prefinished metal toilet partitions. 1958 section replaced in 1998.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	JAN-13

Event: Replace 8 fabricated compartments (toilets)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$11,300	Unassigned

Updated: JAN-13

C1030.08 Interior Identifying Devices*

All rooms have engraved plastic identifying signs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

C1030.10 Lockers**

Metal lockers located in several classrooms

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	30	JAN-13

Event: Replace 40 Metal Lockers

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$23,100	Unassigned

Updated: JAN-13

C1030.12 Storage Shelving*

Storage areas have wood shelves.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Boys and Girls Washrooms, Staff Washroom - have paper towel, soap dispensers and mirrors over vanities. 1958 section replaced in 1998.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

C1030.17 Other Fittings*

Wood and metal boot racks provide at secondary entry.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

C3010.03 Plaster Wall Finishes (Unpainted)*

Mechanical room has unpainted wall and ceiling finishes.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

C3010.11 Interior Wall Painting*

All walls - have painted finish, 1958 section repainted in 1998.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

C3020.01.02 Painted Concrete Floor Finishes*

Boiler Room 108 - has painted concrete floor.

Rating	Installed	Design Life	Updated
3 - Marginal	1958	0	JAN-13

Event: Repaint 28m² concrete floor.

Concern:
Boiler Room - paint on concrete floor has faded.
Recommendation:
Repaint concrete floor

Type	Year	Cost	Priority
Failure Replacement	2012	$1,500	Low

Updated: JAN-13

C3020.02 Tile Floor Finishes**

Boys and Girls Washrooms, Staff Washroom 122 - have ceramic floor tiles. 1958 section installed in 1998.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	50	JAN-13

Event: Replace 42m² ceramic floor tiles.

Type	Year	Cost	Priority
Lifecycle Replacement	2048	$8,500	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring**

Corridors, Classrooms, Multipurpose Room, Storage have vinyl floor tiles, 1958 section replaced at this time.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	JAN-13

Event: Replace 630m² sheet vinyl flooring.

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$60,500	Unassigned

Updated: JAN-13

C3020.08 Carpet Flooring**

Staff Room, Resource Room, Principal, Administration, Library and kindergarten have carpet. 1958 areas replaced in 1998.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	15	JAN-13

Event: Replace 230m² carpet.

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$20,100	Unassigned

Updated: JAN-13

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

All areas except main corridor, Boys and Girls Washrooms, Staff Washroom , Boiler Room and storage room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	JAN-13

Event: Replace 660m² acoustic ceiling treatment (Susp.T-Bar).

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$36,900	Unassigned

Updated: JAN-13

C3030.07 Interior Ceiling Painting*

Boys and Girls Washrooms, Staff Washroom , Boiler Room and storage room - have painted drywall ceiling. 1958 section painted in 1998.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

C3030.09 Other Ceiling Finishes*

Fiberboard ceiling tiles adhered to roof joist in main corridor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

S4 MECHANICAL

D2010.04 Sinks**

There are stainless steel single compartment sinks in the staff room and the classrooms There is a floor mounted service sink in the mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	JAN-13

Event: Add a Vacuum Breaker (1)

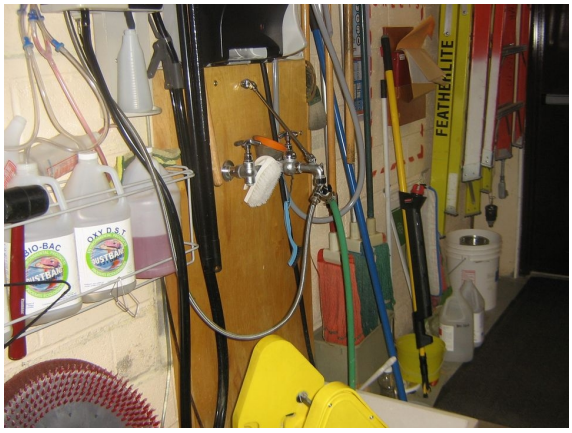
Concern:
Service Sink in Mechanical Room has no vacuum breaker and soap dispenser is connected directly into the supply.

Recommendation:
Add a vacuum breaker or backflow device.

Consequences of Deferral:
Soap and chemicals can be drawn into the domestic water system.

Type	Year	Cost	Priority
Repair	2013	$1,200	High

Updated: JAN-13



Service Sink in Mechanical Room.

Event: Replace Stainless Steel Sinks (6) and Service Sink (1)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$14,000	Unassigned

Updated: JAN-13

D2010.08 Drinking Fountains/Coolers**

There is a vitreous china single bubbler in the corridor and a double cast iron drinking fountain.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	35	JAN-13

Event: Replace Drinking Fountain (1)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$2,000	Unassigned

Updated: JAN-13

Event: Replace Drinking Fountain (1)

Concern:
Drinking fountain is rusting and unsightly.
Recommendation:
Replace drinking fountain.
Consequences of Deferral:
Unattractive and unsanitary drinking fountain.

Type	Year	Cost	Priority
Failure Replacement	2013	$2,000	Low

Updated: JAN-13

Double Bubbler drinking fountain is rusting.

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

There are two flush tank water closets and the rest are flush valve. Three of the urinals are floor mounted stall type and one is a wall hung urinal. Both types have flush tanks with timers. The lavatories are wall hung with varying types of trim.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	35	JAN-13

Event: Replace Water Closets (8), Lavatories (10) and Urinals (4)

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$45,000	Unassigned

Updated: JAN-13

D2020.01.01 Pipes and Tubes: Domestic Water*

The domestic water lines are copper.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D2020.01.02 Valves: Domestic Water**

There are main shut off valves for the domestic water service.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	40	JAN-13

Event: Replace Shut-off Valves (2)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$2,800	Unassigned

Updated: JAN-13

D2020.02.06 Domestic Water Heaters**

The domestic water heater is a John Wood, model JW 402 NA-04 natural gas fired water heater with a storage capacity of 151 litres and a recovery rate of 130 litres/hour.

Rating	Installed	Design Life	Updated
4 - Acceptable	1984	20	JAN-13

Event: Replace Domestic Water Heater (1)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$2,300	Unassigned

Updated: JAN-13

D2020.03 Water Supply Insulation: Domestic*

The domestic water supply lines are insulated.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D2030.01 Waste and Vent Piping*

The waste and vent piping is cast iron with some copper and PVC.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D2030.02.04 Floor Drains*

There are floor drains located in the washrooms and mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D2040.01 Rain Water Drainage Piping Systems*

There are cast iron rain water leaders that run in the walls and discharge to grade.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D2040.02.04 Roof Drains*

There are domed cast iron roof drains.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3010.02 Gas Supply Systems*

Natural gas is supplied to the boiler, water heater and furnace.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

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

The natural gas hot water heating boiler is a Volcano model G-20-507. The boiler has been well maintained and was inspected in 2011. Bell and Gosset heating pumps circulate the heating water.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	35	JAN-13

Event: Replace Heating Boiler (1)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$32,000	Unassigned

Updated: JAN-13

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

The insulated metal chimney runs to a brick chimney and terminates with a weather cap on the roof. Combustion air is provided to the mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	35	JAN-13

Event: Replace Chimney (4m)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$3,500	Unassigned

Updated: JAN-13

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

Chemical pot feeder located in the heating system hydronic loop.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3020.03.01 Furnaces**

There is a furnace located in a small furnace room with access from the outside. The furnace has an cooling coil and a hot water heating coil.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	JAN-13

Event: Replace the Furnace (1)

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$4,700	Unassigned

Updated: JAN-13

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

Furnace is provided with venting and combustion air.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

D3030.06.02 Refrigerant Condensing Units**

There is a Lennox HS23-311-5P roof mounted condensing unit for the cooling coil in the furnace.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	JAN-13

Event: Replace Condensing Unit (1)

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$7,200	Unassigned

Updated: JAN-13

D3040.01.04 Ducts: Air Distribution*

The supply air ductwork is galvanized sheet metal.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

There are square ceiling supply diffusers and egg crate return grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3040.03.01 Hot Water Distribution Systems** - 1958

Hot water for heating is supplied to entrance force flow heaters, finned tube radiation, and convectors through copper piping.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	40	JAN-13

Event: Replace Hot Water Heating Distribution System (570 m²)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$65,000	Unassigned

Updated: JAN-13

D3040.03.01 Hot Water Distribution Systems** - 1998

Hot water for heating is supplied to heating coils through copper piping.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	JAN-13

Event: Replace Hot Water Heating Distribution System (360 m²)

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$41,000	Unassigned

Updated: JAN-13

D3040.04.01 Fans: Exhaust**

There are cabinet exhaust fans on the roof and an exhaust fan located in the mechanical room as well as a ceiling fan in the staff washroom.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	30	JAN-13

Event: Replace Exhaust Fans (5)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$9,500	Unassigned

Updated: JAN-13

D3040.04.03 Ducts: Exhaust*

The exhaust ductwork is galvanized sheet metal.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

There are egg crate and integral exhaust air grilles.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D3050.02 Air Coils**

There is a cooling coil in the furnace supply air ductwork.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	JAN-13

Event: Replace Cooling Coil (1)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$1,000	Unassigned

Updated: JAN-13

D3050.05.01 Convectors**

There are convector units located in the multipurpose room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	40	JAN-13

Event: Replace Convectors (5)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$4,500	Unassigned

Updated: JAN-13

D3050.05.02 Fan Coil Units** - Classrooms

Fan coil units with heating coils serving individual classrooms are mounted in ceiling space.(not accessible at the time of site visit) Information received from site personnel is they are Price model SEV 8000 units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	JAN-13

Event: Replace Fan Coil Units (5)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$30,000	Unassigned

Updated: JAN-13

D3050.05.02 Fan Coil Units** - Force Flow Units

Wall mounted force flow heaters in entrance vestibules and in the storage room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	30	JAN-13

Event: Replace Force Flow Units (4)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$24,000	Unassigned

Updated: JAN-13

D3050.05.03 Finned Tube Radiation**

There is perimeter finned tube radiation located in sloped top radiation cabinets.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	JAN-13

Event: Replace Finned Tube Radiation (570 m²/gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$32,000	Unassigned

Updated: JAN-13

D3060.02.01 Electric and Electronic Controls**

Electric controls of entrance force flow units, convectors finned tube radiation and furnace.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	JAN-13

Event: Replace Controls (930m²/gfa)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$3,500	Unassigned

Updated: JAN-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Portable dry chemical fire extinguishers are located throughout building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

S5 ELECTRICAL

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

400A-120/240V/1PH/3W main distribution switchboard as manufactured by Amalgamated Electric. Switchboard located in mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	40	JAN-13

Event: Replace main distribution switchboard (1)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$37,000	Unassigned

Updated: JAN-13

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1958

Amalgamated Electric panelboards located in mechanical room and throughout 1958 section of school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	30	JAN-13

Event: Replace branch circuit panelboards (3)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$17,500	Unassigned

Updated: JAN-13

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1983

Sylvania panelboard located in Room 114.

Rating	Installed	Design Life	Updated
4 - Acceptable	1983	30	JAN-13

Event: Replace branch circuit panelboard (1)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$5,700	Unassigned

Updated: JAN-13

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)** - 1998

Square D panelboards located in mechanical room and 1998 school addition.

Rating	Installed	Design Life	Updated
5 - Good	1998	30	JAN-13

Event: Replace branch circuit panelboards (4)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$23,000	Unassigned

Updated: JAN-13

D5010.07.02 Motor Starters and Accessories**

4 manual motor starters to small motor loads.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	30	JAN-13

Event: Replace motor starters (4)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$2,500	Unassigned

Updated: JAN-13

D5020.01 Electrical Branch Wiring*

Copper wiring installed in conduit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

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

Lighting control is provided by line voltage switches in classrooms, corridors, and offices. Occupancy sensors provide lighting control in staff room and washroooms. Each classroom has own switches to control lights.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent potlights re-lamped with compact fluorescent screw-in bulbs located in entry vestibule of 1958 section of school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

D5020.02.02.02 Interior Fluorescent Fixtures**

Mixture of surface mounted and recess mounted fluorescent fixtures complete with T8 lamps and electronic ballasts.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	JAN-13

Event: Replace fluorescent fixtures (190 fixtures)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$90,000	Unassigned

Updated: JAN-13

D5020.02.03.02 Emergency Lighting Battery Packs**

DC emergency lighting system with battery packs and remote heads installed to illuminate exit paths.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	JAN-13

Event: Replace emergency lighting battery pack (4)

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$5,600	Unassigned

Updated: JAN-13

D5020.02.03.03 Exit Signs*

LED exit signs at exit doors and to identify paths to exit.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted high pressure sodium light fixtures installed to illuminate entry vestibule and installed along building perimeter.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

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

Exterior lighting controlled by a photo cell with a manual override.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

D5030.01 Detection and Fire Alarm**

Notifier fire alarm system with Notifier AFP-200 fire alarm panel, horn/strobes, and fire detection devices. Fire alarm panel located at main front entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	JAN-13

Event: Replace fire alarm system (919 square meters/GFA)

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$36,000	Unassigned

Updated: JAN-13

D5030.02.02 Intrusion Detection**

DSC security system complete with keypad, motion detectors, and door contacts. System is monitored.

Rating	Installed	Design Life	Updated
5 - Good	2005	25	JAN-13

Event: Replace intrustion detection (919 square meters/GFA)

Type	Year	Cost	Priority
Lifecycle Replacement	2030	$32,500	Unassigned

Updated: JAN-13

D5030.03 Clock and Program Systems*

Wall mounted DC clocks located in classrooms and office areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

D5030.04.01 Telephone Systems*

Toshiba telephone system with telephones in general office and each classroom.

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	0	JAN-13

D5030.04.04 Data Systems*

Cat 5E data system with outlets located throughout school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

Library - has book shelves.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

E1090.04 Residential Equipment*

Staff Room has microwave, refrigerator.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

E2010.02 Fixed Casework**

Reception desk, classrooms have counter height open shelving units. 1958 areas replaced in 1998.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	35	JAN-13

Event: Replace 390m²/gfa fixed casework.

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$44,300	Unassigned

Updated: JAN-13

E2010.03.01 Blinds**

Horizontal blinds for classroom windows.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	JAN-13

Event: Replace 45m² blinds

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$5,900	Unassigned

Updated: JAN-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Sloped level walks to entries

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

K4010.02 Barrier Free Entrances*

No barrier free doors at entrance.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

Event: **Install two automatic doors at south entry.**

Concern:
No automatic doors for barrier free access at south entry.
Recommendation:
Install automatic doors at south entrance.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2013	$32,600	Medium

Updated: JAN-13

K4010.03 Barrier Free Interior Circulation*

Building - Corridors are of sufficient width for wheelchairs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

K4010.04 Barrier Free Washrooms*

Barrier free cubicles for washrooms

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

K4030.01 Asbestos*

None observed or identified by staff.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

K4030.04 Mould*

None observed or identified by staff.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

K4030.07 Ozone Depleting Substances (CFC's, HCFC's, Halon)*

There is R-22 in the refrigeration systems.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	JAN-13

K4030.09 Other Hazardous Materials*

None observed or identified by staff.

Rating	Installed	Design Life	Updated
4 - Acceptable	1958	0	JAN-13

K5010.01 Site Documentation*

Site- Google maps Martin Browne School
Viewed by: KOLIGER SCHMIDT architect-engineer on September 6, 2012

Martin Browne School is located west side of 56th Avenue and South of 51st Street. School bus loading and unloading zone is along 56th Avenue. Paved parking lot at the east side is accessed by a paved access road which continues to the back (west side of the school as well as access to the city lane at the south of the property. Concrete walks are located on the east side of the school which connect each of the entries on that side to the city walk. A walk is also provided from the west entry to the city walk at the junction of 56 Ave. and 51 Street. Grassed landscaping is provided adjacent to the building on the north and east side enclosing a cluster of mature trees. The west side of the property houses the play structures and grassed out door play areas.A chain link fence is located at the south west and north sides of the property.

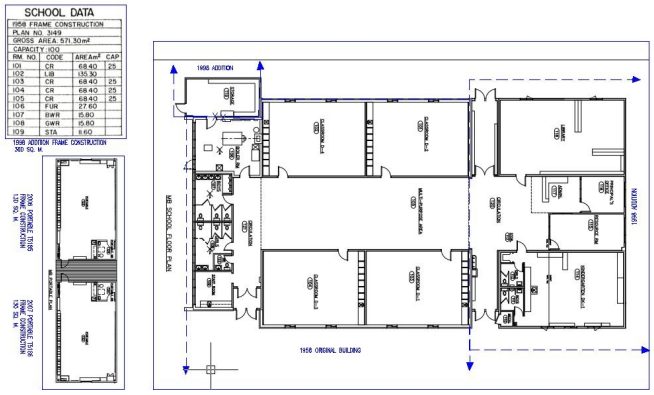
Rating	Installed	Design Life	Updated
4 - Acceptable	2012	0	JAN-13

Site- google maps Martin Browne School
Viewed by: KOLIGER SCHMIDT architect-engineer on September 6, 2012

K5010.02 Building Documentation*

Floor Plan Martin Browne School
Viewed by: KOLIGER SCHMIDT architect-engineer on September 6, 2012
The school was originally built in 1958 with an area of 570m². An addition was added in 1998 consisting of a storage room at the south west and classrooms and offices at the north with an area of 360m²; at this time the original building was also modernized. The total building area is 930m². Two portables were added one in 2005 and the other in 2007 with a total area of 260m². The total area would be 1190m² for all areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	2012	0	JAN-13



Floor Plan Martin Browne School
Viewed by: KOLIGER SCHMIDT architect-engineer on September 6, 2012