

RECAPP Facility Evaluation Report

Medicine Hat S Dist #76



Central Park School

B3759A

Medicine Hat

Facility Details

Building Name: Central Park School
Address: 945 - 1 Avenue S. E.
Location: Medicine Hat

Building Id: B3759A
Gross Area (sq. m): 1,309.42
Replacement Cost: \$4,312,000
Construction Year: 1954

Evaluation Details

Evaluation Company: Golder Associates
Evaluation Date: January 17 2013
Evaluator Name: Tai Mahmuti

Total Maintenance Events Next 5 years: **\$1,486,016**
5 year Facility Condition Index (FCI): **34.46%**

General Summary:

The one story building, with an approximate area of 1,309 m², is a stand-alone building constructed circa 1954. The building consists of split levels. The north entry including the administration area, the staff office and the two classrooms is half a floor higher than the four classrooms on the south section, with the gymnasium and washroom section another half level further down. The building consists of three portables on the south section and the portables are referenced in a separate report. The school serves grades K to 12 with a capacity of 68 students.

The building is in overall acceptable condition.

Structural Summary:

The building likely consists of cast-in-place (CIP) concrete foundation walls on CIP concrete strip footings and pad footings to piers in the crawlspace. The superstructure of the building consists of wood-framed structure supporting wood-floor and roof joists with wood sheathing. The gymnasium floor is reinforced concrete slab-on-grade.

The structure is in overall acceptable condition.

Envelope Summary:

The majority of the building exterior consists of painted stucco finish on concrete and wood stud walls. Brick veneer on batt insulated wood stud walls are provided on the north wall and on the walls adjacent to the entrance of the building. Roof access was not available during the Site visit; therefore, the roof of the building was not assessed. Previously reported, the flat roof was upgraded with additional insulation and an EPDM roofing membrane in 1990, but is reported to be leaking, and needs to be replaced. The windows were replaced in 1982 with aluminum sliding units and insulated metal faced panels. Exterior doors are original painted wood in wood frames with worn hardware, and need to be replaced.

Capital expenditure with regards to lifecycle replacement of the exterior utility doors, the roof, joint sealers and exterior paint is anticipated within the next five years.

The building envelope is overall in acceptable condition.

Interior Summary:

The majority of interior finishes consist of the original 1954 finishes. Flooring throughout the building consists of sheet vinyl and carpet flooring. The entrance doors consist of painted steel with georgian wire vision glass on painted steel frames. Interior swinging doors consist of wood on wood frames throughout the building. Wood shelving and wood cabinets with laminate countertops are provided throughout the building. Barrier-free access to the entrance of the building meets barrier-free requirements; however, the entrance doors do not consist of automatic door openers. Barrier-free interior circulation and washrooms do not meet barrier-free requirements; therefore, a study is recommended to determine if/how barrier-free requirements can be possibility achieved.

Capital expenditures with regards to the following lifecycle replacement throughout the building is anticipated within the next five years:

- Replacement of interior swinging doors, the interior fire door, wood storage shelving, toilet partitions, wall paneling, tile wall finishes, acoustical wall treatment, fixed casework, blinds, and tile, carpet and linoleum flooring throughout the building.

-A study is recommended to determine how to achieve barrier-free interior circulation and where to construct barrier-free washroom(s). Based on the findings of the study, interior barrier-free ramps with structural modification and construction of single unisex washroom or modification of current washrooms may be required.

-install automatic door openers on the entrance vestibule to achieve barrier-free access from the parking to the entrance.

The interior is overall in marginal condition.

Mechanical Summary:

Backflow preventers, installed in 2009, are present on the main domestic water supply, fire water, irrigation system, and boiler system.

The building is heated by two hot water boilers equipped with an expansion tank and circulation pumps. Heating hot water distribution is through original galvanized steel piping to fan coil units, unit heaters, and finned tube radiation throughout the building.

There is no air distribution or ventilation system provided for the school. Building exhaust is provided by two centrifugal exhaust fans that are located in the mechanical and are connected to ducting throughout.

All mechanical equipment is controlled pneumatically and consists of room thermostats, pneumatic heating valves and a boiler outdoor air reset controller.

There is no sprinkler system, but dry, chemical type fire extinguishers and standpipes can be found throughout.

The following are recommended actions for the next five years, not including scheduled replacements:

- Replace galvanized steel domestic water piping with copper piping.
- Replace galvanized steel hot water distribution piping with copper piping.

Overall the mechanical systems in the building are in acceptable condition.

Electrical Summary:

The building has a 400 Amp single phase service distributed throughout, which feeds 120/240 Volt branch circuit panels with a range of two to eight circuits are located in the janitor's room and feed power to the lighting and power receptacles. All observed wiring is copper and is in conduit or armoured cable.

Interior lighting is provided by fluorescent fixtures. The original building is generally provided with T12 lamps while the portable link is provided with T8 lamps. Exterior lighting is by high pressure sodium (HPS) fixtures located at the entrances of the building. Battery pack emergency lighting with integral lamps is provided throughout the main building and portable link. Exit lighting is provided by a mixture of incandescent and light emitting diode (LED) fixtures.

Fire detection is provided via fire alarm bells, manual pull stations, heat detectors, and smoke detectors throughout the building.

The building has a security system, which monitors motion sensors located throughout the building. The telephone system/Data works off of the Supernet and can be used as a public address (PA) system along with an AT amplifier. Category 5 cable connects data outlets to the school internet service and a wireless local area network (WLAN) is provided throughout.

The following are recommended actions for the next five years, not including schedule replacements:

- Replace the main and secondary distributions for the school as the capacity is insufficient
- Install ground fault circuit interrupters (GFCIs) on outlets that are within one meter of a water source

Repair and replacement costs have been provided within the time frame of this report.

Overall the electrical systems in the building 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*

Concealed and not reviewed; however, assumed to be reinforced concrete foundation walls on reinforced concrete strip footings. Reinforced concrete piers with reinforced concrete pad footings are provided for intermediate supports in the crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

A1030 Slab on Grade*

Mostly concealed and not reviewed; however, the gymnasium floor is assumed to consist of reinforced concrete slab on compacted gravel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

A2020 Basement Walls (& Crawl Space)*

Concealed and not reviewed; however, assumed to be reinforced concrete foundation walls to crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

B1010.01 Floor Structural Frame (Building Frame)*

Concealed and not reviewed; however, assume to consist of wood floor joists with built-up wood beams and wood posts supported on the concrete piers and foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

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

Concealed and not reviewed; however, the structural interior walls are assumed to consist of wood stud walls supporting wood roof joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

B1010.03 Floor Decks, Slabs, and Toppings*

The floor of the building consists of shiplap wood flooring with a wood sub-floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

B1010.07 Exterior Stairs*

Wood-framed stairs are provided on the south elevation of the building providing access to the portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

B1020.01 Roof Structural Frame*

Concealed and not reviewed; however, the roof structural frame is assumed to consist of wood sheathing on wood joists supported by wood beams and wood stud walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

B1020.04 Canopies*

The canopies are assumed to consist of wood joists with wood shiplap decking and plywood soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick masonry is provided on the north wall and on the walls adjacent to main entrance. Minor cracking along the mortar was identified on the north wall. It appears, re-pointing of some areas has been performed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

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

The exterior of the building consists of cement plaster, assumed to have metal lath and building paper on wood sheathing and on wood studs. Minor cracking on the the cement plaster was observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

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

Joint sealer is provided on the perimeter of window and door frames throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	MAR-13

Event: Replace Joint Sealer (~260 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,500	Unassigned

Updated: MAR-13

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

Painted stucco finishes are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	MAR-13

Event: Repaint Stucco (~220 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,500	Unassigned

Updated: MAR-13

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

Exposed, cast-in-place concrete foundation wall above floor level where sloped site is lower on east, south and southwest sides.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-08

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

Concealed and not reviewed; however, the exterior wall construction is assumed to be wood sheathing on wood studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

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

Concealed and not reviewed; however, assumed to consists of wool insulation in wood stud walls with stucco finish, rock wool in wood stud walls with brick veneer, rigid insulation on the inside face of concrete foundation walls which extend above the floor level. Asphalt building paper is assumed to be present on the outside face of wood sheathing, behind brick and stucco finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

B2010.05 Parapets*

Pre-finished metal fascia on the wood-framing is provided throughout the building.

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

B2010.09 Exterior Soffits*

Painted plywood soffit is provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

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

Fixed windows with sealed glazing, horizontal sliding and venting units in thermally broken aluminum frames are provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	MAR-13

Event: Replace Aluminum Windows (~8 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$9,700	Unassigned

Updated: MAR-13

B2020.02 Storefronts: Windows**

Fixed windows with sealed glazing, horizontal sliding and venting units in thermally broken aluminum frames with adjacent stucco embossed aluminum faced panels, in thermally broken aluminum frames are provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	MAR-13

Event: Replace Windows (~15 Units) & Insulated Panels (~30 Units)(~60m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$71,500	Unassigned

Updated: MAR-13

B2030.01.10 Wood Entrance Door**

Painted steel doors with georgian wire vision glass on steel frames are provided at the entrance of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2012	30	MAR-13

Event: Replace Entrance Doors (2 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$6,100	Unassigned

Updated: MAR-13

B2030.02 Exterior Utility Doors - 2010**

Painted steel doors on steel frames with georgian wire vision glass are provided as exterior doors of the portable link.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	40	MAR-13

Event: Replace Exit Doors (~2 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2050	\$8,400	Unassigned

Updated: MAR-13

B2030.02 Exterior Utility Doors - 1954 Steel**

Galvanized steel door in a steel frame is provided in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	40	MAR-13

Event: Replace Door (1 Unit)

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

Updated: MAR-13

B2030.02 Exterior Utility Doors - 1954 Wood**

Painted wood doors, with single glazing vision panels, in painted wood frames and panic hardware are provided at the gymnasium exit doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	40	MAR-13

Event: Replace Utility Doors (2 Units)

Concern:

The wood doors are deteriorating and require high maintenance.

Recommendation:

Replace the wood utility doors, frames and panic hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$4,500	Low

Updated: MAR-13

B3010.01 Deck Vapour Retarder and Insulation*

Concealed and not reviewed; however, the wood roof decking is assumed to consist of the original rigid insulation and semi-rigid fiberglass installed circa 1990. The vapour barrier between the wood deck and the insulation is unknown.

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

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

Roof access was not available for access; therefore, the roof was not assessed. Reportedly, the building consists of single ply EPDM roofing with rounded gravel ballast. The site representative reported roof leaks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	25	MAR-13

Event: Replace EPDM Roofing with SBS Roofing (~1,000 m²)

Concern:

Roof leaks were reported in various areas of the building.

Recommendation:

Replace EPDM roofing with two-ply SBS roofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$218,300	Medium

Updated: MAR-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Interior partitions consist of wood stud partition walls with gypsum board wall (GWB) finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

C1010.05 Interior Windows*

Fixed windows, single glazing with georgian wired glass in painted wood frames are provided between the hallway and the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

C1010.08 Other Partitions*

Plywood panels on wood framing are provided in the classroom, dividing the coat areas from the classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

C1020.01 Interior Swinging Doors (& Hardware)*

Painted wood doors in painted wood frames and round knob locksets are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	0	MAR-13

Event: Replace Doors, Frames & Hardware (~27 Doors & 24 Frames)

Concern:

The wood doors and frames are chipped and damaged in various areas of the building. The hardware is worn and due to the age of the hardware, replacement parts are difficult to obtain.

Recommendation:

Replace doors, frames and the hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$75,000	Low

Updated: MAR-13

C1020.03 Interior Fire Doors*

The janitor room has a non-rated wood door in a wood frame, which has been upgraded by applying gypsum board to the interior face.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1954	0	MAR-13

Event: Replace Janitor Room Door, Frame & Hardware (~1 Unit)

Concern:

The janitor room door and frame are not fire-rated and the hardware is worn.

Recommendation:

Replace janitor room door, frame and hardware

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2013	\$3,000	Low

Updated: MAR-13

C1030.01 Visual Display Boards**

Whiteboards installed in original wood frames and tackboards in aluminum frames are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	20	MAR-13

Event: Replace Tackboards (~50 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$12,500	Unassigned

Updated: MAR-13

Event: Replace White Boards (~25 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$10,400	Unassigned

Updated: MAR-13

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

Painted, steel toilet partitions are provided in the men's and women's washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	30	MAR-13

Event: Replace Toilet Compartments (8 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$11,800	Unassigned

Updated: MAR-13

C1030.08 Interior Identifying Devices*

Engraved plastic door and wall signs are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

C1030.10 Lockers**

Single lockers are provided in the portable links.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	30	MAR-13

Event: Replace Lockers (~20 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$12,100	Unassigned

Updated: MAR-13

C1030.12 Storage Shelving*

Varnished and painted wood shelving is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	0	MAR-13

Event: Replace Wood Shelving (~50m)

Concern:

The shelving is chipped and worn throughout the building.

Recommendation:

Replace wood shelving throughout the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$8,000	Low

Updated: MAR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

The washrooms in the building are provided with single roll toilet tissue dispensers, enameled steel roll paper towel dispensers, plastic liquid soap dispensers and frameless glass mirrors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C2020.05 Resilient Stair Finishes**

Rubber treads are provided on the stairs to the gymnasium. Vinyl treads are provided on the stairs in corridor of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	MAR-13

Event: Replace Rubber Stair Treads (~35 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$4,400	Unassigned

Updated: MAR-13

C2020.08 Stair Railings and Balustrades*

Wall mounted, painted steel pipe handrails are provided on the stairs throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

C3010.01 Concrete Wall Finishes (Unpainted)*

Unpainted concrete wall finishes are provided in the mechanical room and in other various areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

C3010.02 Wall Paneling**

Plywood wainscot panels with wood trim are provided in the classroom, corridor and lobby walls throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	30	MAR-13

Event: Replace Plywood Wall Paneling (~350m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$43,300	Unassigned

Updated: MAR-13

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

GWB finishes are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

C3010.06 Tile Wall Finishes**

Glazed ceramic tile strips are provided in between the urinals of the boy's washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	40	MAR-13

Event: Replace wall tile finish, (~2 m²).

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

Updated: MAR-13

C3010.09 Acoustical Wall Treatment**

Fiberboard paneling is provided on some upper walls of gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	20	MAR-13

Event: Replace fiberboard (~20m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,700	Unassigned

Updated: MAR-13

C3010.11 Interior Wall Painting*

Painted GWB is provided throughout the building.

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

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floors in are provided in the washrooms, janitor room and gymnasium exit vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-13

C3020.02 Tile Floor Finishes - 1954**

Ceramic mosaic floor tiles are provided at the urinals in boy's washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	50	MAR-13

Event: Replace Ceramic Tile (~ 7m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,380	Unassigned

Updated: MAR-13

C3020.02 Tile Floor Finishes - 2004**

Porcelain floor tiles are provided at the entrance of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	50	MAR-13

Event: Replace porcelain tile, (~ 10 m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2054	\$3,400	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring - 1954**

Sheet vinyl flooring with rubber base is provided in the lobby, corridors, classrooms, staff washrooms, workroom and the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	20	MAR-13

Event: Replace Sheet Vinyl Flooring (~1,000 m²)

Concern:

The linoleum flooring is worn and discolored, with some seams opening up. A section in the main lobby was patched in 2005. Backing may contain asbestos, and should be removed to current regulations.

Recommendation:

Replace linoleum flooring and rubber base throughout the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$105,100	Medium

Updated: MAR-13

C3020.07 Resilient Flooring - 2010**

Sheet vinyl flooring is provided in the portable link.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	20	MAR-13

Event: Replace Sheet Vinyl Flooring (~50m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$5,100	Unassigned

Updated: MAR-13

C3020.08 Carpet Flooring**

Carpet flooring with rubber base is provided in the offices of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	15	MAR-13

Event: Replace Carpet & Rubber Base (~30m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,800	Unassigned

Updated: MAR-13

C3030.03 Plaster Ceiling Finishes (Unpainted)*

Unpainted, ceiling stucco finishes are provided in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

The majority of the building is provided with painted gypsum ceiling finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

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

Suspended acoustic ceiling tiles in metal grids are provided in the portable link.

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

Event: Replace T-Bar Ceiling (~50m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$3,000	Unassigned

Updated: MAR-13

C3030.07 Interior Ceiling Painting*

Painted GWB is provided on all ceilings throughout the building, with exception of painted lath and plaster ceiling provided in the gymnasium.

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

S4 MECHANICAL

D2010.04 Sinks**

Single basin stainless steel sinks with sink mounted fountains are located in classrooms throughout the original building.

One double basin stainless steel sink with a kitchen style two handle faucet is located in the kitchen.

One plastic floor mounted service sink with wall mounted, vacuum breaker faucets is located in the custodian's room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-13

Event: Replace Service Sink and Valve Set (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$1,000	Unassigned

Updated: MAR-13

Event: Replace Stainless Steel Sinks, Valve Sets, and Sink Mounted Fountains (7 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$16,100	Unassigned

Updated: MAR-13

D2010.08 Drinking Fountains/Coolers**

One wall mounted, stainless steel, manually operated electric cooler is located in the main hallway

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	35	MAR-13

Event: Replace Drinking Cooler (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$4,000	Unassigned

Updated: MAR-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1954**

Lavatories are vitreous china, wall mounted units with two handle knob operated faucets.

Water closets are vitreous china, floor mounted tankless toilets with flush valves.

Urinals are floor recessed vitreous china units with a wall mounted flush tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	35	MAR-13

Event: Replace Lavatories and Valve Sets (8 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$13,800	Unassigned

Updated: MAR-13

Event: Replace Urinals and Flush Valves (5 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$10,900	Unassigned

Updated: MAR-13

Event: Replace Water Closets and Flush Valves (6 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,800	Unassigned

Updated: MAR-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 2010**

Some water closets in the bathrooms were replaced with new vitreous china, floor mounted tankless toilets with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	35	MAR-13

Event: Replace Water Closets and Flush Valves (4 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2045	\$8,600	Unassigned

Updated: MAR-13

D2020.01.01 Pipes and Tubes: Domestic Water* - 1954

Domestic water piping throughout the building is galvanized steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	0	MAR-13

Event: Install Copper Domestic Water Piping (~120m)

Concern:

The site representative reported some leaking in the galvanized steel piping. He also reported that rusting in the piping causes a yellow discoloration in the water after the water supply is shut off for an extended period of time.

Recommendation:

It is recommended that the galvanized steel piping be replaced with copper piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$11,100	High

Updated: MAR-13

D2020.01.01 Pipes and Tubes: Domestic Water* - 2009

The main domestic water supply was upgraded to copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	MAR-13

D2020.01.02 Valves: Domestic Water**

Gate and ball type isolation valve are found on the domestic water and circulation piping in the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-13

Event: Replace Valves (~10 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$13,200	Unassigned

Updated: MAR-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

Two inch backflow prevention is provided for the main water supply, irrigation and fire systems.

Small 3/4" reduced pressure assemblies act as both backflow preventers and boiler feed valves for the boiler system.

The last backflow inspection was completed in 2010. It is recommended that these inspections take place annually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	20	MAR-13

Event: Replace 2" Backflow Preventers (3 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$10,600	Unassigned

Updated: MAR-13

Event: Replace Boiler Backflow Prevention (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$1,000	Unassigned

Updated: MAR-13

D2020.02.02 Plumbing Pumps: Domestic Water**

One small inline circulation pump is located in the mechanical room and used for hot water circulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	20	MAR-13

Event: Replace Circulation Pumps (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,400	Unassigned

Updated: MAR-13

D2020.02.06 Domestic Water Heaters**

One John Wood, Pro Series water heater, model JW402NA, serial S0211 196044, has a 122 L/hr recovery, and is located in the mechanical room.

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

Event: Replace Domestic Water Heater (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$2,100	Unassigned

Updated: MAR-13

D2020.03 Water Supply Insulation: Domestic*

Canvas covered insulation with plastic elbows is provided for the circulation piping in the mechanical room.

The main domestic water supply piping is not provided with insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-13

D2030.01 Waste and Vent Piping*

The waste and vent piping is a combination of cast iron and copper where exposed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

D2030.02.04 Floor Drains*

Floor drains are located in the mechanical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

D2040.01 Rain Water Drainage Piping Systems*

Rain water drains through cast iron piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

D2040.02.04 Roof Drains*

For safety reasons the roof was unable to be assessed. Roof drains are likely cast iron with basket style debris stops.

Scuppers are located around the perimeter of the roof and aid in draining the rain water from the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

D3010.02 Gas Supply Systems*

1.75 kPa, steel piping is found throughout and is welded and threaded.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

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

Two Weil McLain, natural gas boilers are located in the mechanical room

One is model PFG-7, serial 910402, has a input of 351 000 BTUH

The second is model PFG - 6, serial 910402, has an input of 292 500 BTUH.

One Westeel expansion tank with a maximum pressure of 1035 kPa serves the boiler system.

Two Grundfos inline pumps act as recirculation pumps for the boiler system. They are estimated to be 5 HP units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	35	MAR-13

Event: Replace Boilers (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$27,200	Unassigned

Updated: MAR-13

Event: Replace Circulation Pumps (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$15,400	Unassigned

Updated: MAR-13

Event: Replace Expansion Tank (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$2,800	Unassigned

Updated: MAR-13

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

Galvanized steel piping extends from each boiler to a common chimney. The majority of the chimney is insulated and canvas covered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	35	MAR-13

Event: Replace boiler Chimney (~15 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$11,300	Unassigned

Updated: MAR-13

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

A manual chemical pot feeder with a bypass micron filter and a flow indicator / restrictor is located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	0	MAR-13

D3040.01.04 Ducts: Air Distribution*

Air ducting is not provided throughout the building.

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

Event: Install Air Ducts throughout the Building (Allowance)

Concern:

Air ducting is not provided throughout the building. The site Representative indicated inadequate ventilation in particular during warmer temperatures.

Recommendation:

The upgrade will be dependant based on the findings of the study. This will likely include installation of the roof-top unit and ducting throughout the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2013	\$150,000	Low

Updated: MAR-13

Event: Perform a Ventilation Study (Allowance)

Concern:

Air ducting is not provided throughout the building. The site Representative indicated inadequate ventilation in particular during warmer temperatures.

Recommendation:

Perform a cooling study to determine what is required to achieve adequate cooling & ventilation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2013	\$10,000	Low

Updated: MAR-13

D3040.03.01 Hot Water Distribution Systems - 1954**

The hot water distribution piping throughout the main building is through original galvanized steel piping.

Occasionally sections have been replaced with copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	40	MAR-13

Event: Replace Hot Water Distribution System (~1,000 m² gfa)

Concern:

The site representative reported some leaking in the galvanized steel piping. He also reported that rusting in the piping causes a yellow discolouration in the water after the water supply is shut off for an extended period of time.

Recommendation:

It is recommended that the galvanized steel piping be replaced with copper piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$108,500	Medium

Updated: MAR-13

D3040.03.01 Hot Water Distribution Systems - 1991**

The boiler is coupled to hot water supply and return lines, which are located in the mechanical room and are constructed of insulated steel and copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-13

Event: Replace Hot Water Distribution System (~15 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$1,700	Unassigned

Updated: MAR-13

D3040.04.01 Fans: Exhaust**

Two centrifugal fans are installed in the mechanical room, which extracts exhaust air from the washrooms, kitchen and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	30	MAR-13

Event: Replace Exhaust Fans (~1,309 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$28,600	Unassigned

Updated: MAR-13

D3040.04.03 Ducts: Exhaust*

Galvanized steel, low pressure ducting is provided for the exhaust system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

Exhaust outlets and inlets are generally high sidewall louvered grilles which are located throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

D3050.05.02 Fan Coil Units**

Wall mounted cabinet heaters are installed in the vestibules and connected to the hot water plant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-13

Event: Replace Fan Coil Units (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$12,200	Unassigned

Updated: MAR-13

D3050.05.03 Finned Tube Radiation**

Finned tube radiation in slope top baseboard fixtures or in concealed millwork is located around the perimeter of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	40	MAR-13

Event: Replace Finned Tube Radiation (~1309 m²/ gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$76,200	Unassigned

Updated: MAR-13

D3050.05.06 Unit Heaters**

Two Trane, horizontal, propeller driven hydronic unit heaters are located in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-13

Event: Replace Unit Heaters (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$7,600	Unassigned

Updated: MAR-13

D3060.02.02 Pneumatic Controls**

All major mechanical controls are pneumatic.

One Johnson Controls, DeVILBLISS compressor, model JUDH-5526A, and a maximum operating pressure of 90 psi serves the pneumatic system.

One heating water control panel serves the pneumatic system and monitors temperatures and pressures for the hot water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-13

Event: Replace Pneumatic Controls (~1,309 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$23,900	Unassigned

Updated: MAR-13

D4020 Standpipes*

Fire hose racks are located throughout, which are either exposed or in recessed wall mounted cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Multipurpose, dry type., chemical fire extinguishers are located throughout the main building and portable link in recessed cabinets.

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

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

Utility-owned transformer is provided on Site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

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

Utility owned power is fed through a cabinet meter to one 400 Amp, Amalgamated Electric main disconnect, which feeds branch panelboards throughout. The main distribution is located in the janitor's room at the entrance of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	40	MAR-13

Event: Replace Main Disconnect and CDP (1 unit)

Concern:

The capacity of the main distribution is insufficient.

The equipment is very old and may not meet current codes.

Recommendation:

Replace the main distribution with a main disconnect and a central distribution panel (CDP). Install surge protection on the incoming service.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$25,600	High

Updated: MAR-13

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

Surface mounted, Federal Pioneer, 120/240 Volt, single phase, branch circuit panelboards are found in the janitor's room near the main entrance.

The panels range from 60 to 70 Amps and have between two and eight circuits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	30	MAR-13

Event: Replace Panelboards (2 units)

Concern:

The panels are old and there is almost no capacity remaining.

Recommendation:

Replace old panels with new three wire, 120/240 Volt, 42 circuit panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$10,900	Medium

Updated: MAR-13

D5010.07.02 Motor Starters and Accessories**

Motor Starters are supplied for some of the major mechanical equipment and are located in the mechanical and electrical rooms.

Square D motor starters with General Electric toggle switches are provided for the hot water pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-13

Event: Replace Motor Starters (~5 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$6,000	Unassigned

Updated: MAR-13

D5020.01 Electrical Branch Wiring*

Branch wiring is copper and is in conduit and armoured cable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	0	MAR-13

Event: Install GFCI Receptacles (~6 units)

Concern:

Duplex receptacles that are within one meter of sinks located in some of the classrooms and kitchen area are not equipped with ground fault circuit interrupters (GFCI)

Recommendation:

It is recommended that GFCI duplex receptacles be installed on all outlets which are within one meter of a water source

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2014	\$3,000	Low

Updated: MAR-13

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

Line voltage toggle switches are located throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

D5020.02.02.02 Interior Fluorescent Fixtures - 1980**

School interior lighting is generally fluorescent with T12 lamps and magnetic ballasts in surface mounted fixtures.

As T12 lamps fail they are replaced with T8 lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-13

Event: Replace Fluorescent Fixtures (~1,294 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$125,636	Unassigned

Updated: MAR-13

D5020.02.02.02 Interior Fluorescent Fixtures - 2010**

Interior lighting in the portable link is by T8 fluorescent lamps and are located in in-lay fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	30	MAR-13

Event: Replace Fluorescent Fixtures (~15 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$1,500	Unassigned

Updated: MAR-13

D5020.02.03.02 Emergency Lighting Battery Packs - 1982**

Distributed battery packs with integral incandescent heads are provided throughout the hallways and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	MAR-13

Event: Replace Battery Packs (~4 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,400	Unassigned

Updated: MAR-13

D5020.02.03.02 Emergency Lighting Battery Packs - 2010**

Battery packs with integral LED lamps are attached to exit signs at the entrances of the portable link.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	20	MAR-13

Event: Replace Battery Packs (~2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$2,700	Unassigned

Updated: MAR-13

D5020.02.03.03 Exit Signs* - 1982

Exit signs with incandescent lamps are located throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	MAR-13

D5020.02.03.03 Exit Signs* - 2010

Exit signs with LED lamps are located at the entrances of the portable link.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Ceiling mounted high pressure sodium (HPS) lighting is found at the entrances of the main building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

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

Exterior lighting controls are by a timeclock.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

D5030.01 Detection and Fire Alarm - 1982**

An Edwards 2280 fire panel monitors fire detectors and pull stations throughout the building. Bells are used for annunciation.

The one fire bell located in the hallway is not equipped with a visual signaling device (strobe), which is required by current fire codes. The cost of this upgrade is below the capital threshold so an event is not included.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	MAR-13

Event: Replace Fire Detection and Fire Alarm System (~1294 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$47,600	Unassigned

Updated: MAR-13

D5030.01 Detection and Fire Alarm - 2010**

Manual pull stations, heat detectors, and fire alarm bells with built in strobes are found throughout the portable link and are monitored / controlled by the main fire panel.

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

Event: Replace Detection and Fire Alarm System (~15 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$1,000	Unassigned

Updated: MAR-13

D5030.02.02 Intrusion Detection**

One DSC Power 832 PC5010 central monitoring panel connected to a ATD keypad arm / disarm unit at the main entrance.

The panel monitors motion sensors which are located throughout the school.

There is a motion sensor in the new 2010 link. The capital cost to replace this is below the capital threshold and therefore an event is not included.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-13

Event: Replace Security System (~1,309 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$43,800	Unassigned

Updated: MAR-13

D5030.04.01 Telephone Systems*

A telephone system works off of the Supernet and is located in the janitor's room. NEC handsets are provided throughout classrooms and administration area.

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

D5030.04.02 Paging Systems*

One Viking Model CTG-1 paging system is located in the janitor's room and is used as a bell system and tone generator for the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	0	MAR-13

D5030.04.04 Data Systems*

The data system is the Alberta Supernet which has a NEC panel in the janitor's room.

Category 5 wiring located in the server room and throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	MAR-13

D5030.04.05 Local Area Network Systems*

A wireless local area network (WLAN) system is provided throughout the building and in the portables.

Smartboards and LCD projectors are provided in the classrooms throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	MAR-13

D5030.04.06 Door Answering Systems*

A door answering system is located at the front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-13

D5030.05 Public Address and Music Systems**

An AT-560 amplifier is coupled with the phone system to be used as a public address (PA) system.

PA speakers are located throughout the school. Separate speakers are also located in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	20	MAR-13

Event: Replace PA System (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$6,000	Unassigned

Updated: MAR-13

D5030.06 Television Systems*

Samsung televisions are located throughout and are connected to a Sanyo DVD player at the main entrance of the school.

There is no television provider.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	MAR-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

Residential stove and refrigerator is provided in the staff room.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Wall-mounted, painted wood basketball backboards on fixed painted steel framing are provided in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	MAR-13

E2010.02 Fixed Casework** - 1954

Painted wood cabinets and wood and plastic laminate countertops are provided throughout the majority of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1954	35	MAR-13

Event: Replace Fixed Casework (~1,100 m²/gfa)

Concern:

The millwork is worn and damaged and cabinet hardware is worn throughout the building.

Recommendation:

Replace fixed casework throughout the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$130,100	Low

Updated: MAR-13

E2010.02 Fixed Casework** - 1994

The reception counter consists of wood with plastic laminate countertop. Plastic laminate countertops with wood edging are provided in the office and staff areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	35	MAR-13

Event: Replace Fixed Casework (~210m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$24,900	Unassigned

Updated: MAR-13

E2010.03.01 Blinds**

Vertical, PVC window blinds are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-13

Event: Replace Blinds (~50 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,900	Unassigned

Updated: MAR-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Level access from the City sidewalk to main entry doors, including curb cuts.

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

K4010.02 Barrier Free Entrances*

Power assisted door operators are not provided.

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

Event: Install Automatic System to the Entrance Door (1 Unit)

Concern:

No power assisted door operators.

Recommendation:

Install automatic system to the entrance door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2013	\$6,000	Low

Updated: MAR-13

K4010.03 Barrier Free Interior Circulation*

The classrooms are a half level lower than the main entry and the gymnasium is another half level down. Therefore, barrier-free interior circulation does not meet barrier-free requirements.

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

Event: Achieve Barrier-Free Interior Circulation (Allowance)

Concern:

The classrooms are a half level lower than the main entry and the gymnasium is another half level down. Therefore, barrier-free interior circulation does not meet barrier-free requirements.

Recommendation:

To achieve barrier-free interior circulation will be dependant on the findings of the study. However, installation of two barrier-free ramps with structural modification will likely be required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2013	\$250,000	Low

Updated: MAR-13

Event: Conduct a Study (Allowance)

Concern:

The classrooms are a half level lower than the main entry and the gymnasium is another half level down. Therefore, barrier-free interior circulation does not meet barrier-free requirements.

Recommendation:

Conduct a study to determine if barrier free access can be reasonably provided. Also, determine where to install/construct barrier-free washroom(s).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2013	\$10,000	Low

Updated: MAR-13

K4010.04 Barrier Free Washrooms*

The washrooms are a floor level below the main classrooms and also do not meet barrier-free requirements. Staff washrooms on the main level are too small, and are not barrier-free requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1954	0	MAR-13

Event: Install/Construct Barrier-free Washroom(s) (Allowance)

Concern:

Washrooms are a floor level down from the main entry, and are also not barrier free. Staff washrooms on the main level are too small, and are not barrier free.

Recommendation:

The code repair is dependant on the findings from the study; therefore, install/construct barrier-free washrooms or a unisex barrier-free washroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2013	\$65,000	Low

Updated: MAR-13

K4030.01 Asbestos*

Asbestos containing materials were not observed nor reported during the Site Visit. However, based on the age of the building (1954), asbestos-containing materials may be present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-13

K4030.04 Mould*

No mould observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1954	0	MAR-08

K5010.01 Site Documentation*

The prime consultant is Golder Associates.
The evaluation date was January 17, 2013.

Site description:

Building B3759A is located at 945 - 1 Avenue SE, Medicine, Alberta. The Site is located southeast of 9 Street SE and 1 Avenue SE intersection and access to the Site is provided via 9 Street SE & 1 Avenue SE. The Site consists of a one-storey, stand-alone school with three moveable portable located on the south section section of the building. The Site coverage is predominantly grass with mature deciduous trees, asphalt paved parking lot and driveway, an outdoor basketball court and a playground. The building faces west, surrounded with existing residential areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-13

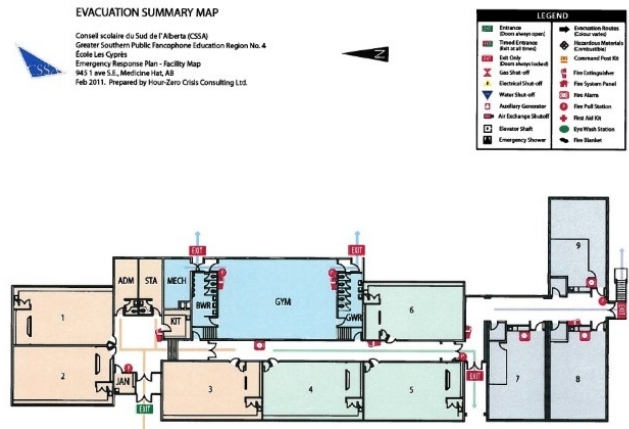


Site Doc Photo (Small).jpg

K5010.02 Building Documentation*

The prime consultant is Golder Associates.
The evaluation date was January 17, 2013.
The entire building was evaluated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-13



General view of the Central Park School. Classrooms 7, 8, and 9 are portables and therefore referenced in a separate report.