

# **RECAPP Facility Evaluation Report**

## **Calgary School District #19**



### **Bishop Pinkham Junior High School**

B2541A  
Calgary

<b>Facility Details</b>	
<b>Building Name:</b>	Bishop Pinkham Junior High
<b>Address:</b>	3304 - 63 Avenue S. W.
<b>Location:</b>	Calgary
<b>Building Id:</b>	B2541A
<b>Gross Area (sq. m):</b>	0.00
<b>Replacement Cost:</b>	\$12,136,421
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	Quinn Young Architect
<b>Evaluation Date:</b>	December 1 2004
<b>Evaluator Name:</b>	Mr. Sheldon Quinn

<b>Total Maintenance Events Next 5 years:</b>	<b>\$220,873</b>
<b>5 year Facility Condition Index (FCI):</b>	<b>1.82%</b>

**General Summary:**

The original building was built in 1965 and includes 2 small mechanical mezzanines and basement change rooms, storage space and boiler room. A single level addition was constructed in 1969 for a total building area of 6863.9 sm. Student capacity is approximately 700. The building is in acceptable condition.

**Structural Summary:**

Both buildings have a concrete foundation with slab on grade construction. Mechanical mezzanine floors are a suspended concrete slab. The roof is constructed of heavy timber beams, wood joists and T&G wood roof decking. Load bearing masonry is used throughout. The structure of the building is in good condition.

**Envelope Summary:**

Exterior walls are finished with clay brick cladding. Windows are aluminum with painted panels above and below. Soffits and fascia's throughout are painted wood. Entrance doors are painted wood in aluminum frames. The majority of the roof is a tar and gravel built-up system and one portion is modified SBS. The exterior painted surfaces are in need of refinishing. Overall the envelope is in acceptable condition.

**Interior Summary:**

The majority of floors throughout is vinyl composite tile with some sheet vinyl and carpet in administration and library areas and tile in washrooms. Walls throughout are painted concrete block and some drywall. The majority of ceilings are perforated acoustic tiles glued to the roof deck. Exposed roof deck and beams are located in some areas such as the gym and a suspended T-Bar ceiling is located in the general office. Interior finishes are in acceptable condition.

**Mechanical Summary:**

A 1965 and a 1975 steam boiler provides heat to the perimeter radiation, Cabinet unit heaters, convectors and the steam coil in the main air handling room. A hot water system (Radiation) and glycol system (AHU coils) provide the heat to the 1969 addition all in working condition. Ventilation and cooling in the 64 side consist of a made in place air handler, mixed, return and exhaust air. 3 swamp coolers with supply air fans supply the school. Although the systems are in working condition we recommend that the Plumbing, heating, controls and ventilation systems be upgraded due to age. No code review was undertaken.

**Electrical Summary:**

Facility is in good condition from recent system upgrading. The main electrical service was installed in 1995 and is rated at 120/208 volt 3 phase 4 wire 800 amp. It was noted that water appears to be leaking out of the incoming service conduits; further investigation is recommended. Branch circuit panelboards have been recently installed for future circuit requirements. Consideration should be given to upgrading the interior light fixtures for renewed life cycle, improved illumination and energy efficiency. The fire alarm system consists of a Edwards EST-2 system installed in 1999. Recommendations should be considered to upgrading emergency lighting to improve occupant safety and adding general purpose receptacles for instructional use.

**Rating Guide**

<b>Condition Rating</b>	<b>Performance</b>
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 foundations throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-05

### A1030 Slab on Grade\*

Slab on grade throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	100	FEB-05

### A2020 Basement Walls\*

1965: Concrete walls at basement mechanical and storage rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-05

### B1010.02 Structural Interior Walls Supporting Floors\*

Concrete masonry units throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-05

### B1010.03 Floor Decks, Slabs, and Toppings\*

1965: Suspended concrete floor slab at both east and west mechanical mezzanines and over basement storage room. Suspended concrete deck over basement gym change rooms below stage storage rooms and art classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-05

### B1010.05 Mezzanine Construction\*

1965: Two mechanical mezzanines with concrete floors and CMU walls. The west mezzanine is over the stage kitchen and storage rooms and the east mezzanine is over library work/storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-05

### B1020.01 Roof Structural Frame\*

Heavy timber and wood joist roof frame with T&G wood decking throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-05

**B1020.04 Canopies\***

1965: Cantilevered framed flat roof canopy over the south (main) entrance and the west entrance.

1969: Cantilevered framed flat roof canopy over the west entrance.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	100	FEB-05

## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin\*

1965/1969: Brick cladding throughout except above and below windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	FEB-05

### B2010.01.09 Expansion Control: Exterior Wall Skin\*

No purpose made expansion control of the exterior wall skin is visible throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

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

Joint sealers throughout are dry and have shrunk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	FEB-05

#### Event: Replace caulking on buildings exterior joints

**Concern:**

Caulking at exterior joints of building have shrunk. are cracked and weathered.

**Recommendation:**

Remove all remaining caulking compound and replace.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$17,236	High

**Updated:** FEB-05



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

Hard panels above and below windows are painted. Wood fascia's, beams and soffits are painted.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	15	FEB-05

**Event: Refinish painted exterior surfaces**

**Concern:**

Painted surfaces are peeling, weathering and delaminating throughout

**Recommendation:**

Clean painted wood fascia and install prefinished metal fascia over . Install prefinished metal soffit over wood entrance soffit. Clean and sand balance of wood surfaces and re-paint.



<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Preventative Maintenance	2006	\$102,188	Medium

**Updated:** FEB-05

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

Concrete block masonry throughout

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	100	FEB-05

**B2010.06 Exterior Louvers, Grilles, and Screens\***

Painted galvanized metal exterior louvres throughout

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	20	FEB-05

**Event: Refinish exterior louvres**

**Concern:**

Galvanized louvres are rusting and peeling

**Recommendation:**

Clean, sand, etch and refinish louvres



<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2006	\$4,309	Medium

**Updated:** FEB-05

**B2010.09 Exterior Soffits\***

All exterior soffits are wood plank with the exception of the soffit over the south (main) entrance

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	20	FEB-05

**Event:** **Install prefinished metal soffits at wood soffit locations**

**Concern:**

Painted wood soffits are peeling and are weathered.

**Recommendation:**

Instal prefinished metal soffits at wood soffit locations



<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2008	\$57,865	Medium

**Updated:** FEB-05

**B2020.01.01.02 Aluminum Windows\*\***

Sealed double glazed aluminum windows with hinged vents throughout

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	35	FEB-05

**B2030.01.10 Wood Entrance Door\*\***

Entrance doors are painted solid core wood mounted in aluminum frames throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	30	FEB-05

**B2030.02 Exterior Utility Doors\*\***

1965: Half height painted wood door and metal frame from west mezzanine fan room to roof

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-05

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

1982 vintage built-up roofing throughout except over the 4 northwest classrooms, washrooms, conference, storage and entry vestibule.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	25	FEB-05

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

1998 vintage SBS roofing over the 4 northwest classrooms, washrooms, conference, storage and entry vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	FEB-05

**B3010.08 Flashing and Sheet Metal**

Prefinished metal cap flashing throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	FEB-05

**Event: Repair cap flashing**

**Concern:**

Cap flashing in several locations is damaged or lifted

**Recommendation:**

Repair cap flashing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$1,477	Medium

**Updated:** MAR-06



**B3010.08.02 Metal Gutters and Downspouts\*\***

1965: PVC down pipes from gym roof spilling onto lower roof, no splash pans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**B3010.09 Roof Specialties and Accessories\***

1965: Painted steel ladder to access the gym roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	FEB-05

**B3020.01 Skylights\*\***

1965: Acrylic skylight with aluminum frame over the general office. The skylight is concealed by the T-Bar ceiling below

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	FEB-05

### S3 INTERIOR

#### C1010.01 Interior Fixed Partitions\*

1965/1969: Concrete masonry units in circulation areas and drywall and framed wood stud walls in administration areas throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	FEB-05

#### C1010.02 Interior Demountable Partitions\*

1969: Demountable partition located in watercloset washroom from a later modernization. This washroom has been converted into a barrier free washroom and office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-05

#### C1010.03 Interior Operable Folding Panel Partitions\*\*

1965: Folding panel partitions in drama room and in the lunch room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-05

#### C1010.05 Interior Windows\*

1965: Sliding glass pass-thru window in general office  
 1969: Single glass in painted pressed steel frame at staff computer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	FEB-05

#### C1010.06 Interior Glazed Partitions and Storefronts\*

1965: Single glazed stained wood frame partition at library offices and workroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	FEB-05

#### C1010.08 Other Partitions\*

1965: Glass block screen in library at entrance door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**C1020.01 Interior Swinging Doors\*\***

1965/1969: The majority of doors are clear finished wood doors in painted pressed steel frames. A variety of painted wood doors/pressed steel frames and painted wood doors and frames in administration areas. Painted wood doors/pressed steel frames to washrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	50	FEB-05

**C1020.02 Interior Entrance Doors\***

1965: Painted wood doors in aluminum frames at entrances.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	50	FEB-05

**C1020.03 Interior Fire Doors\***

1965: Painted wood doors and pressed steel frames at addition. Painted steel door and frame at boiler room/office. Clear finished wood doors and pressed steel frames at caretaker rooms.

1969: Painted wood doors and pressed steel frames at mechanical room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	50	FEB-05

**C1020.04 Interior Sliding and Folding Doors\***

1965: Clear finished wood sliding counter doors at kitchen servery. Painted wood counter shutter at stage servery.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	40	FEB-05

**C1020.05 Interior Large Doors\***

1965: Accordion style sliding gymnasium divider partition. Accordion style sliding stage partition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	FEB-05

**Event:** Repair stage accordion curtain.

**Concern:**

Stage accordion curtain is damaged and worn

**Recommendation:**

Repair lower portion of curtain

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$5,540	Medium

**Updated:** FEB-05



**C1020.07 Other Interior Doors\***

1965: Steel vault door installed in concrete masonry wall in general office storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**C1030.01 Visual Display Boards\*\***

A variety of chalk, white and tackboards throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

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

1965/1969: Prefinished metal toilet partitions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**Event:** Replace damaged toilet partitions.

**Concern:**

Several metal toilet and shower partitions are damaged

**Recommendation:**

Repair as required or replace damaged toilet and shower partitions.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$3,940	Medium

**Updated:** FEB-05

**C1030.08 Interior Identifying Devices\***

Plastic plate signage throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**C1030.10 Lockers\*\***

1965: Double tier prefinished metal locker banks and six tier prefinished metal locker and basket banks in gym change rooms. Wood project storage lockers in some classrooms. Six tier locker bank in the staff room.

1965/1969: Single tier prefinished metal student lockers throughout. Project lockers in the CTS area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-05

**C1030.12 Storage Shelving\***

Clear finished stained wood shelving throughout. Wood and metal shelves in basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**C1030.14 Toilet, Bath, and Laundry Accessories\***

1965/1969: Commercial grade mirrors and soap, paper towel and toilet tissue dispensers. Grab bars in the barrier free washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	FEB-05

**C2010 Stair Construction\***

1965: Clear finish wood stair from gymnasium to stage. concrete stairs from corridor up to stage. Concrete stairs from corridor down to gym change rooms. Concrete stair from corridor to basement storage room and to boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-05

**C2020.01 Tile Stair Finishes\***

1965: Quarry tile on stairs to basement change rooms and up to stage from corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-05

**C2020.08 Stair Railings and Balustrades\***

1965: Painted steel handrail to boiler room. Vinyl clad wall mounted painted steel handrail to basement storage room. Vinyl clad painted steel wall and floor mounted handrails to gym change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	FEB-05

**Event:** Install wood panels to handrails leading to boys change room.

**Concern:**

Stair handrail balustrade leading to boys change room are open through

**Recommendation:**

Install birch plywood panels



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$3,078	High

**Updated:** MAR-06

**C2020.11 Other Stair Finishes\***

1965: Painted stair to basement boiler and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**C3010.01 Concrete Wall Finishes\***

1965: Painted concrete walls in basement gym change rooms, stairwells, storage and boiler rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-05

**C3010.02 Wall Paneling\*\***

1965: Clear finish stained wall paneling on the north wall of the gymnasium and south wall of the stage. Perforated painted wall panels above 2.2m on the remaining 3 walls of the gymnasium and stage are reported by the owner to be transite panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-05

**C3010.04 Gypsum Board Wall Finishes\***

Gypsum board wall finishes on framed walls throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	FEB-05

**C3010.06 Tile Wall Finishes\*\***

1965: Ceramic tile wall finish to half height in main floor student washrooms and in basement gym shower rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	FEB-05

**C3010.11 Interior Wall Painting\*\***

Interior walls throughout are painted with the exception of brick walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	5	FEB-05

**C3010.14 Other Wall Finishes\*\***

1969: Clay brick walls where the original building exterior wall is exposed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**C3020.01 Concrete Floor Finishes\***

1965: Painted concrete floor in the basement storage and boiler rooms. Drama room floor is painted black. Raw concrete floors in mechanical mezzanines.

1969: Painted concrete floor in the caretaker storage rooms and mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	FEB-05

**Event: Refinish painted concrete floors**

**Concern:**

The concrete floor painted finish is delaminating and wearing off.

**Recommendation:**

Clean and refinish concrete floors. Repaint the storage room floors and apply a waterproof non-slip traffic membrane to the floor in the boiler room and main floor mechanical room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$11,696	Medium

**Updated:** FEB-05

**C3020.02 Tile Floor Finishes\*\***

1965: Quarry tile floors in the basement gym change rooms and the original building's main floor vestibule by the stage. Mosaic tile flooring in the boys and girls washrooms.

1969: Quarry tile floor finish in the west and east entrance vestibules and the boys and girls washrooms. Ceramic tile flooring in the CTS workshops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-05

**C3020.04 Wood Flooring\*\***

1965: Clear finish to strip wood flooring in the gymnasium and stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	FEB-05

**C3020.07 Resilient Flooring\*\***

1965/1969: Vinyl composite tile in the majority of spaces throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	FEB-05

**C3020.08 Carpet Flooring\*\***

1965: Carpet flooring is located in the general office, music room and library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	FEB-05

**C3030.01 Concrete Ceiling Finishes\***

1965: Concrete ceilings in the basement boiler room, storage room and gym change rooms are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	FEB-05

**C3030.02 Ceiling Paneling (Wood)\***

1965: Roof T&G wood decking is exposed in the gymnasium and stage. Wood glue laminated beams are exposed throughout.

1969: Roof T&G wood decking is exposed in CTS work shops, caretaker storage room and mechanical room. Wood glue laminated beams are exposed throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	FEB-05

**C3030.04 Gypsum Board Ceiling Finishes\***

1965: Gypsum board ceilings in storage and caretaker rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	FEB-05

**Event: Repair and repaint gypsum board ceilings**

**Concern:**

Gypsum board ceilings in numerous locations are stained and damaged

**Recommendation:**

Repair gypsum board ceilings and repaint

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$10,465	Medium

**Updated:** MAR-06



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

1965: Suspended lay-in tile T-Bar ceiling in the general office

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	FEB-05

**C3030.07 Interior Ceiling Painting\*\***

Hard surface ceilings are painted throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	10	FEB-05

**C3030.09 Other Ceiling Finishes\***

1965: Spray acoustic fibrous coating to ceiling in music room.

1965/1969: Perforated adhered ceiling tiles throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-05

## S4 MECHANICAL

### D2010.01 Water Closets\*\*

1964 / /69 Floor mounted with flush valves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-05

### D2010.02 Urinals\*\*

65 stall urinals with auto flush tanks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-05

### D2010.03 Lavatories\*\*

1990s wallhung

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAR-05

### D2010.04 Sinks\*\*

1999, Science room and Home Ed s/s sinks and faucets

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-05

### D2010.04 Sinks\*\*

65 sinks steel enamel

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-05

### D2010.05 Showers\*\*

64 Gang shower  
64 shower valve

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-05

### D2010.08 Drinking Fountains / Coolers\*\*

1990, China drinking fountains

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAR-05

**D2010.09 Other Plumbing Fixtures\*\***

69, Handwash fountain

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D2010.09 Other Plumbing Fixtures\*\***

1964 Janitors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D2020 Domestic Water Distribution**

1965 system appears to be good. Irrigation system to field, Not used, condition unknown

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D2020.01 Water Supply Piping Systems**

64, Cast Iron 100mm incoming water main.  
 100mm Galvanized pipe around water meter.  
 75mm Black pipe to standpipe system.  
 65mm copper to school.  
 One 50mm emergency water connection

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-05

**D2020.01.01 Pipes and Tubes: Domestic Water\***

1964 / 69 copper

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-05

**D2020.01.02 Valves: Domestic Water\*\***

1964/69 valves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D2020.01.03 Piping Specialties (Backflow Preventors)\*\***

75mm backflow on standpipe system, two 50mm backflows on the domestic to the school.  
One common backflow on the 40mm DCW for the boilers ect.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D2020.02.02 Plumbing Pumps: Domestic Water\*\***

1965. recirc pump

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-05

**D2020.02.06 Domestic Water Heaters\*\***

2000, Two Giant 50 usg gas hot water tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAR-05

**D2020.03 Water Supply Insulation\*: Domestic**

65 / 69 Some insulation missing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D2030.01 Waste and Vent Piping\***

1964 / 69 Cast iron, condition unknown

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-05

**D2030.02 Waste Piping Specialties\***

Floor drains, clean outs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-05

**D2030.03.03 Pumps: Waste**

65 Sump and sump pump  
65 Sump with Duplex pumps for lower locker rooms (pump replaced in the 90s)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D2040.01 Rain Water Drainage Piping Systems\***

64 / 69 Cast iron internal rainwaters to storm system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-05

**D2040.02.04 Roof Drains\*\***

1965 / 69 roof drains

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-05

**D2040.02.06 Area Drains\***

Small courtyards have catchbasins connected to the storm system .  
Catchbasins aound the perimeter on the north and east gravel sides and in the paved parking lot

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D2090.01 Compressed Air Systems\*\***

1980s Devilbis compressor and dryer for control system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D3010.02 Gas Supply Systems\***

Internal gas room 131, 150mm gas to boilers hot water tanks and science rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-05

**Event: Gas meter ventilation**

**Concern:**

Does not meet Atco gas requirements

**Recommendation:**

Upgrade with new HVAC system, cost inc in ventilation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$0	High

**Updated:** MAR-06

**D3020.01 Steam Boilers**

1975, Steam PaK boiler Mod 564SPLC-200N with a York Shipley F200 inshot gas burner.  
Controls low water ect.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-05

**D3020.01.01 Heating Boilers & Accessories: Steam\*\***

1965 Liberty steam boiler serve the 65 and 69 school (with a 1975 boiler)  
1965 Controls, low water cutoffs, boiler feed ect, appears to be working well

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-05

**D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers\*\***

1965 Brick chimney with combustion air openings in the brickwork.  
Combustion air appears to be a shaft within the brickwork.  
Boiler vents are insulated and chimney condition unknown.  
75 boiler vent has a barometric damper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D3020.01.04 Water Treatment: Steam Boilers\***

Treatment plan in place.  
Pot feeder and by pass filter for hot water system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D3040.01.01 Air Handling Units: Air Distribution\*\***

1965 built in position AHU for return, exhaust and fresh air, Steam coil with filter bank.  
Supply air fans integral to the three swamp coolers locatad in the fan room.  
Return air fan overhead. Pnuematic control dampers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-05

**D3040.01.02 Fans: Air Distribution\***

1975 Thee swamp colers,  
Gym has no ceiling fans

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D3040.01.03 Air Cleaning Devices:Air Distribution\***

1965 AHU system has filter bank before the steam heating coil

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D3040.01.04 Ducts: Air Distribution\***

1965 / 69 Duct distribution from fan room into corridor ceilings only, Classrooms have supply and return grilles on the same wall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-05

**D3040.01.05 Duct Accessories: Air Distribution\***

1965 / 69 flex connection

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D3040.01.07 Air Outlets & Inlets:Air Distribution\***

1965 / 69 grilles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-05

**D3040.02 Steam Distribution Systems: Piping/Pumps\*\***

1965 in working condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-05

**D3040.03.01 Hot Water Distribution Systems\*\***

1969 addition has hot water to radiation and a glycol system to the air handling unit

1969 pumps for hot water and glycol, Ex tanks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	APR-05

**D3040.04 Special Exhaust Systems**

1969 Welding booths and roof top fan.  
 1969 Paint booth and roof top fan.  
 1969 100mm fan at router table not connected.  
 1969 Murphy dust collection system and return fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-05

**D3040.04.01 Fans\*\*: Exhaust**

1965 main ex fan in the fan room  
 1969 roof top fan for Kiln room  
 1965 / 1969 Washroom exhaust.  
 1965 gym exhaust  
 1990 Home Ed has roof ex fan for the electric cooking ranges

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-05

**D3040.04.03 Ducts\*: Exhaust**

1990 Home Ed Dryer is vented through the roof.

65 / 69 ducts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-05

**D3040.04.04 Ducts Accessories\*: Exhaust**

65 / 69

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D3040.04.05 Air Outlets and Inlets\*: Exhaust**

65 / 69 grilles louvers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D3040.05 Heat Exchangers\*\***

1969 steam exchanger for hot water systems

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-05

**D3040.06 Other HVAC Distribution Systems\***

1969 Trane AHU serving the workshop area with glycol coil.

Gym AHU Trane T-14, mixed air dampers , steam coil. Gym has under floor ducts to air grilles and wall RA grilles.  
Operational

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-05

**D3050.03 Humidifiers\*\***

1965 swamp coolers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	MAR-05

**Event:** Replace 1965 Swamp coolers with new HVAC system.

**Concern:**

In poor condition

**Recommendation:**

Replace with new HVAC system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$0	Medium

**Updated:** FEB-07

**D3050.05.01 Convectors\*\***

1965 /1969 convectors in halls, washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-05

**D3050.05.02 Fan Coil Units\*\***

Cabinet unit heaters at entrance ways

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D3050.05.03 Finned Tube Radiation\*\***

(1965) Perimeter Steam radiation. Gym has double sections at high level.

(1969) Perimeter hot water radiation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-05

**D3050.05.06 Unit Heaters\*\***

1965 steam  
1969 hot water

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**D3050.05.07 Unit Ventilators\*\***

1965, working but in poor condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-05

**Event: Unit ventilators in poor condition**

**Concern:**

Poor condition

**Recommendation:**

Replace with HVAC upgrade. Cost inc in ventilation upgrade

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$0	Medium

**Updated:** MAR-06

**D3060.02.02 Pneumatic Controls\*\***

1965 / 69 system, dampers and heating valves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-05

**D3060.02.03 Pneumatic and Electric Controls\***

1965 /69 system to

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-05

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

Gym AHU has DDC control system.  
All control is local to school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-05

**D4020 Standpipes\***

1965 and 1969 system

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	50	MAR-05

**D4030.01 Fire Extinguisher, Cabinets and Accessories\*\***

fire extinguishers throughout,

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	30	MAR-05

**D4090 Other Fire Protection Systems\***

No street hydrants were observed around the building

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	MAR-05

## S5 ELECTRICAL

### D5010.01 Main Electrical Transformers\*\*

Utility owned pad mounted transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	FEB-05

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

(1995) New Square D 120/208V, 800A, 3P, 4W combination main and CDP. Space for future loads. 400A feeder to the 1969 wing sub distribution.

It was noted that the main incoming conduit has water leaking from it at times.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	FEB-05

**Event:** Repair water leaking from incoming electrical conduits

**Concern:**

Water appears to be leaking from the incoming electrical conduits at the main steel pullbox entry location.

**Recommendation:**

Provide a PVC pull box in the electrical room for the incoming conduits. Provide drainage in the pull box to elevate any water build up.

**Consequences of Deferral:**

May cause water damage to the electrical equipment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$3,078	Unassigned

**Updated:** MAR-06

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

(1964, 1969, 1995, 2002) Most original panels are filled to capacity. Newer branch panels added concurrent with data system to provide dedicated outlets for computer loads in classrooms and administration. Panelboards have spare capacity for future classroom circuit requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	FEB-05

**D5010.07.02 Motor Starters and Accessories\*\***

Most equipment is original Allen Bradley starters. Some replaced through attrition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**Event: Replace starters for mechanical equipment**

**Concern:**

Original equipment is obsolete and parts may not be available

**Recommendation:**

Provide new equipment to renew life cycle and reliability.

**Consequences of Deferral:**

Equipment failure

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$14,774	Medium

**Updated:** FEB-05

**D5020.01 Electrical Branch Wiring\***

Conduit and wire system with flexible connections as needed. Surface conduit installed for upgrades. Dedicated circuits for computer outlets. Minimal receptacles in instructional areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	FEB-05

**Event: Add circuitry and receptacles to classrooms**

**Concern:**

Outlet capacity is limited. Minimal access to power outlets for instructional use.

**Recommendation:**

Add circuitry and receptacles during renovations.

**Consequences of Deferral:**

Possibility of overloading existing circuits.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$30,779	Medium

**Updated:** FEB-05

**D5020.02.01 Lighting Accessories (Lighting Controls)\***

Low voltage switching in 1969 section. Line voltage switching in balance. Motion sensors for Gymnasium lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	FEB-05

**D5020.02.02.01 Interior Incandescent Fixtures\***

Incandescent fixtures in storage and utility rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-05

**Event:** **Replace incandescent fixtures. Note costs in fluorescent upgrade.**

**Concern:**

Incandescent fixtures are inefficient and costly to maintain

**Recommendation:**

Replace fixtures with fluorescent technology

**Consequences of Deferral:**

Increased operating costs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$0	Medium

**Updated:** FEB-05

**D5020.02.02.02 Interior Florescent Fixtures\*\***

Mixture of old suspended parablade, T-bar lay in, surface mounted 1x4 fixtures in instructional areas and corridors. Newer suspended fixtures with perforated lenses in cafeteria, administration, music room and CTS. All obsolete T-12 technology except Gymnasium that has been upgraded with modern technology T-8 lamps and ballasts in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-05

**Event:** **Refit obsolete T-12 technology**

**Concern:**

T-12 technology is obsolete and inefficient. PCB's may be present in old ballasts.

**Recommendation:**

Replace and/or refit fixtures with new T-8 lamps and ballasts to renew life cycle and improve illumination levels. Dispose of PCB ballasts appropriately.

**Consequences of Deferral:**

Increased operating costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$246,235	Medium

**Updated:** FEB-05

**D5020.02.03 Emergency Lighting\***

Battery packs and remote heads. Incandescent exit fixtures with no interconnection to secondary source. Coverage is deficient

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	FEB-05

**Event: Upgrade emergency lighting systems**

**Concern:**

Incandescent exit fixtures are inefficient and coverage does not meet modern standards

**Recommendation:**

Add battery pack capacity and remote heads as needed. Replace exit lights with new technology, efficient LED exit fixtures. Interconnect with battery packs to meet modern standards.

**Consequences of Deferral:**

Increased operating costs and occupant safety.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$36,935	High

**Updated:** FEB-05

**D5020.02.05 Special Purpose Lighting\***

Original Davis dimming system on stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**D5020.03.01.01 Exterior Incandescent Fixtures\***

Entrance canopies have recessed incandescent fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	FEB-05

**Event: Replace incandescent fixtures**

**Concern:**

Incandescent fixtures are costly to maintain

**Recommendation:**

Install new efficient, long life, HID fixtures for exterior use

**Consequences of Deferral:**

Increased operating costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$3,078	Medium

**Updated:** FEB-05

**D5020.03.01.03 Exterior Metal Halide Fixtures\***

Low wattage HID wall mounted lighting fixtures in front and rear

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	FEB-05

**D5020.03.02 Lighting Accessories (Lighting Controls)\***

Exterior lighting is controlled by time and PEC

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	FEB-05

**D5030.01 Detection and Alarm Fire Alarm\*\***

(1999) New Edwards EST-2 addressable system c/w audible/visual appliances and adequate coverage throughout. Annual audits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	FEB-05

**D5030.02.02 Intrusion Detection\*\***

(1999) New Silent Knight head end equipment c/w motion detectors, keypad and master key switch entry

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	FEB-05

**D5030.03 Clock and Program Systems\*\***

Simplex 2350 master clock interconnected with PA system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	FEB-05

**D5030.04.01 Telephone Systems\*\***

Nortel Meridian system integrated with PA system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	FEB-05

**D5030.04.03 Call Systems\*\***

After hours call button interconnected with PA system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	FEB-05

**D5030.04.04 Data Systems\*\***

(2004) Supernet fibre service installed. Cat 5/5e cable with 4 port outlets in instructional areas. Dedicated receptacle installed adjacent data outlet.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	0	0	FEB-05

**D5030.05 Public Address and Music Systems\*\***

Rauland system throughout c/w CD and tuner. Integrated with telephone system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	0	FEB-05

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1010.07 Vending Equipment

Various beverage vending machines in the lunchroom and in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

### E1020.02 Library Equipment\*

1965: Anti book theft scanner and EAM's

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

### E1020.03 Theater and Stage Equipment\*

Mobile sound equipement rack.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

### E1090 Other Equipment

1969: CTS workshops, various manual, hand held and fixed wood and metal power equipment, welding booth and hood and paint booth c/w dust collector located outside on the northwest corner of the building.

1965: Various sewing machines in foods and fashion

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

### E1090.03 Food Service Equipment\*

1965: Chrome pedestrian control rails at servery. Commercial grade cooler, food warming trays and convection oven in kitchen as well as residential grade refrigerator, freezer and microwaves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

### E1090.04 Residential Equipment\*

1969: Refrigerators and dishwasher in science prep rooms. Microwaves in the CTS workshop.

1965: Residential grade washer and dryer, refrigerators, microwaves, dishwasher and gas ranges in foods and fashion. Refrigerator, dishwasher and microwaves in the staff room. Refrigerator and microwave in the caretakers office. Humidifier located in the general office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**E1090.07 Athletic, Recreational, and Therapeutic Equipment\***

1965 gymnasium: Two score boards, two plexi-glass basketball backboards and 4 wood side court backboards. Various floor hockey nets and volleyball/badminton equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**E2010.02.05 Educational Facility Casework\***

Built-in shelf cabinets in classrooms throughout.  
 1965: Laminate counters and clear finished wood cabinets in art room  
 1969: Wood workshop counters in CTS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**E2010.02.07 Kitchen Casework\***

1965: Laminate counters and clear finished cabinets in staff room, stage kitchen, lunchroom kitchen and caretakers office. Laminate counters and painted cabinets in foods and fashion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**E2010.02.08 Laboratory Casework\***

1965: Laminate counters and clear finished upper and lower cabinets in science room.  
 1969: Laminate counters and clear finished upper and lower cabinets in science rooms and in prep rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**E2010.02.09 Library Casework\***

1965: Laminate computer station counters. Laminate counter and clear finished cabinet circulation desk. Laminate counters and clear finished cabinets in office. Laminate book shelves throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**E2010.02.99 Other Casework\***

Various sliding glass display cases in corridors throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**E2010.03.01 Blinds\*\***

Metal venetian blinds throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-05

**E2010.03.06 Curtains and Drapes\*\***

1965: Proscenium, stage, traveler and back drop drapes at the stage.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-05

**E2020 Moveable Furnishings\***

Folding combination tables and chair units in the lunch room and CTS shop. Folding mobile bleachers on the stage.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-05

**E2020.03.02 Moveable Floor Mats**

Recessed rubber floor mats at entrances throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-05

## S8 FUNCTIONAL ASSESSMENT

### K40 Current Code Issues

1965: The building appears to be over the maximum allowable area for a combustible structure. The underside of the wood roof frame is currently not protected and no firewalls are visible protruding through the roof structure. Exiting from basement change rooms is a concern since there is only one from each change room. Doors and frames to mechanical, storage and caretaker rooms are not labeled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

### K4010.01 Barrier Free Route: Parking to Entrance

Barrier free access to the building is provided through the rear, northwest doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**Event:** Provide barrier free access from the parking lot to the front entrance

**Concern:**

Barrier free access is not provided to the front entrance and there are currently disabled person(s) at this school..

**Recommendation:**

Install a sidewalk from a designated stall in the parking lot to the front entrance c/w railings as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$9,234	Medium

**Updated:** FEB-05

### K4010.02 Barrier Free Entrances

Barrier free entrances are not provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	FEB-05

**Event:** Provide automatic door operators at the front entrance.

**Concern:**

Automatic operators are not provided at entrance doors.

**Recommendation:**

Modify doors as required and install automatic door operators at 2 front entrance doors c/w power.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$5,540	Medium

**Updated:** FEB-05

**K4010.03 Barrier Free Interior Circulation**

Barrier free circulation is available throughout the school except for basement, stage and mechanical mezzanine areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**K4010.04 Barrier Free Washrooms**

A barrier free washroom is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

# **RECAPP Facility Evaluation Report**

**Bishop Pinkham Junior High School**

S2541  
Calgary

<b>Facility Details</b>	
<b>Building Name:</b>	Bishop Pinkham Junior High
<b>Address:</b>	
<b>Location:</b>	Calgary
<b>Building Id:</b>	S2541
<b>Gross Area (sq. m):</b>	0.00
<b>Replacement Cost:</b>	\$0
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	
<b>Evaluation Date:</b>	
<b>Evaluator Name:</b>	

<b>Total Maintenance Events Next 5 years:</b>	<b>\$14,159</b>
<b>5 year Facility Condition Index (FCI):</b>	<b>0%</b>

**General Summary:**

The original building was built in 1965. A single level addition was constructed in 1969 for a total building area of 6863.9 sm.

The building is elevated from the street on the south side and depressed below the playing fields on the north side. Parking is located on the west side of the school.

The site is in good condition.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

<b>Rating Guide</b>	
<b>Condition Rating</b>	<b>Performance</b>
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.

## S7 SITE

### G2010.02.02 Flexible Pavement Roadway (Asphalt)\*\*

Asphalt access road to parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

### G2010.05 Roadway Curbs and Gutters\*

Concrete curbs at roadway and parking lot

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

### G2020.02.02 Flexible Paving Parking Lots(Asphalt)\*\*

Asphalt parking lot on west side of school accommodates 6 visitor stalls 45 staff parking stalls, 42 of which are energized.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

### G2020.05 Parking Lot Curbs and Gutters\*

Concrete curbs on north, south and west sides of parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

### G2020.06.02 Parking Bumpers\*

Precast concrete parking bumpers are located in the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

### G2020.06.03 Parking Lot Signs\*

Painted metal parking control signs mounted to steel posts are located in the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

### G2030.02.01 Gravel Pedestrian Surfacing\*

Gravel borders the north side of the school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G2030.04 Rigid Pedestrian Pavement (Concrete)\*\***

Concrete sidewalks are located to access each building entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G2030.06 Exterior Steps and Ramps\***

Concrete steps are situated in the sidewalks that access the southwest and south (main) entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G2040.02 Fences and Gates\*\***

The school is bordered on the west, north and east sides by a 1.5m chainlink fence.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G2040.03 Athletic and Recreational Surfaces\*\***

Elevated grass playing fields are located on the north and east sides of the school. An asphalt playground is connected to the west parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G2040.05 Site and Street Furnishings\***

Seven bicycle painted steel racks are located in the parking lot. Garbage can containers are located at entrances. Four fixed wood slat/steel pipe picnic tables are located on the west side of the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G2040.06 Exterior Signs\***

Individual metal letters identifying the building are mounted to the brick wall adjacent to the south (main) entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G2040.08 Flagpoles\***

A painted steel flag pole is located adjacent to the south (main) entrance on a concrete base.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	FEB-05

**Event: Replace flag pole with an aluminum pole**

**Concern:**

The painted steel flag pole is bent and rusted.

**Recommendation:**

Replace the existing pole with an aluminum pole and concrete base.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$4,309	Medium

**Updated:** FEB-05



**G2050.01 Irrigation Systems\***

1965: Irrigation system to playing fields (not used).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G2050.04 Lawns and Grasses\***

Mature lawns on all sides of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	FEB-05

**Event: Repair soft landscaping on north side of school**

**Concern:**

Grassed area on north side of school has been damaged by recent excavation activities, apparently due to the installation of a new storm water collection system.

**Recommendation:**

Repair sod and gravel areas and make transition smooth.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$9,849	Medium

**Updated:** FEB-05

**G2050.05 Trees, Plants and Ground Covers\***

Mature trees on west side of site

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G3010.02 Site Domestic Water Distribution\***

The school is serviced by a municipal connection

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G3010.03 Site Fire Protection Water Distribution\***

Municipal fire hydrants are not located on the site and none are visible from the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	FEB-05

**Event: Install site fire hydrant**

**Concern:**

Municipal fire hydrants are not located on the site and none are visible from the school.

**Recommendation:**

Install a new fire hydrant to within unobstructed 90m of the front entrance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$36,935	High

**Updated:** FEB-05

**G3020.01 Sanitary Sewage Collection\***

School is connected to a municipal sanitary service

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G3030.01 Storm Water Collection\***

Interior rainwater is collected and connected to city connection. Area drains are located in each of the two courtyards. Catchbasins are located in the parking lot, playground and gravel area on the north side of the school and all are connected to a municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G3060.01 Gas Distribution\***

Utility connection to school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G4010.02 Electrical Power Distribution Lines\***

1995: 120/208 volt, 3 phase, 4 wire, 800 amp underground from pad mount transformer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	FEB-05

**G4010.03 Electrical Power Distribution Equipment\***

Utility padmount transformer

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-05

**G4010.04 Car Plugs-ins\***

21 rail/post mounted duplex receptacles for car plug-ins

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-05

**G4020.01 Area Lighting\***

Incandescent style light fixtures in entrance canopies and HID wall packs on west and north sides of building.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-05

**G9090 Other Site Systems\***

2004: Underground supernet fibre communication line

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	0	FEB-05