

RECAPP Facility Evaluation Report



Branton Junior High School

B2547A

Calgary

Facility Details

Building Name: Branton Junior High School
Address: 2103 - 20 Street N. W.
Location: Calgary

Building Id: B2547A
Gross Area (sq. m): 0.00
Replacement Cost: \$9,832,372
Construction Year: 0

Evaluation Details

Evaluation Company: Jacques Whitford
Evaluation Date: December 1 2004
Evaluator Name: Mr. Mario Plastina

Total Maintenance Events Next 5 years: **\$592,920**
5 year Facility Condition Index (FCI): **6.03%**

General Summary:

The site consists of a 3.87 ha (9.57 acre) parcel of land, and is presently occupied by a single-storey building with a partial basement, situated at the south end of the property. The facility is known as the Branton Junior High School and consists of a combination of concrete and wood-frame and masonry block construction. The building was originally constructed in 1956, and has one addition, constructed in 1967. Three portable classrooms are located at the northwest corner of the building, which are accessed from the building exterior. The building has a total floor area of approximately 7,021 square metres, including portables.

Structural Summary:

Structural drawings were not available for review during the assessment, however the foundations likely consist of a poured concrete assembly with concrete grade beams and spread footings. The structure consists of a combination of wood, concrete and masonry block construction. The roof structure consists of a wood roof deck, supported by pre-engineered wood or steel joists. The suspended floor slab above the mechanical room is comprised of a conventionally reinforced suspended concrete slab supported by concrete walls. The structure of the building is in good condition.

Envelope Summary:

Exterior cladding consists of painted stucco on all elevations, with brick cladding at each school entrance. All roof sections consist of modified bitumen membrane assemblies. Main entrance doors are hollow metal doors in painted wood frames. Window units are fixed in aluminum frames. The building envelope, including the painted stucco assembly and window units, were in the process of being replaced during the assessment. The envelope of the building is in good condition.

Interior Summary:

Vinyl tile flooring is located in the common area corridors and several classrooms. The balance of the classrooms are equipped with a combination of sheet vinyl flooring and area carpets. Washrooms are equipped with ceramic tile flooring. All office and administration areas in the building, including staff lunchroom and the library, have carpet flooring. Service and mechanical areas have finished concrete floors or vinyl tile flooring.

The majority of the interior walls are painted gypsum board or masonry block walls. Suspended T-bar with in-laid acoustic panel ceilings are provided in the library. The majority of the ceilings in the building are equipped with acoustic ceiling tiles. The interior stairs have painted steel railings, and painted concrete surfaces or wood finishes. The interior finishes are in good to fair condition.

Mechanical Summary:

Plumbing piping appeared to be original to its section of the building and appeared to be in fair condition. Domestic water supply is carried by copper pipes and sanitary piping is cast iron.

The building is heated by a pair of original steam boilers that provide perimeter heat to unit ventilators and the north wing's air handling unit. The boilers are 48 years old and have surpassed their Expected Useful Life.

The building is supplied conditioned air from unit ventilators in the original building and an air handling unit in the north wing. Make-up air is provided to the Industrial Shop. Exhaust is primarily done with classroom and washroom exhaust. Other units exhaust the industrial shop and cafeteria. Cooling is provided to the office area via a packaged rooftop unit.

The building has standpipes, complete with fire hoses in several locations in the hallways.

The following are the recommended actions for the mechanical components of the building:

- install backflow prevention on the life safety (standpipe) system;
- replace the steam boilers;
- replace the north wing's air handling unit; and,
- replace approximately half of the classroom unit ventilators.

Overall the mechanical systems are Condition 4.

Electrical Summary:

The building has a 120/208 Volt, 600 Amp electrical feed. The main panel appears to have been upgraded. Many panels and switches are original or 37 - 48 years old. New sub-panels are added as required, generally the result of the addition of new computers. The interior lighting primarily consists of T-12 flourescent fixtures. The exterior lighting is provided by canopy lights and ambient lighting provided by adjacent street lights. There are also some High Pressure Sodium fixtures. The fire alarm system, consisting of the fire panel, pull stations, alarm devices and heat detectors was upgraded in 2000. Emergency lighting provided by low voltage fixtures powered by battery packs, includes illuminated Exit signs.

The following electrical work is required during the next five years:

- replacement of the remaining original electrical distribution equipment;
- replacement of the remaining motor controls;
- provision of additional illuminated Exit signs; and
- addition to the exterior electrical light fixtures;
- safety devices; and,
- replacement of the original public address equipment.

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*

Building foundations likely consist of cast-in-place concrete grade beams and spread footings. Structural drawings were not available for review during the site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

A1030 Slab on Grade*

The majority of the school has cast-in-place concrete slabs-on-grade with conventional steel reinforcement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

A2020 Basement Walls*

Basement walls in the original building and 1967 addition are comprised of concrete and masonry block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1010.01 Floor Structural Frame*(Building Frame)

The structural frame in the original building, including the 1967 addition, is a combination of concrete, wood and steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1010.02 Structural Interior Walls Supporting Floors*

Load-bearing masonry block or concrete walls support the roof structure or suspended main floor slab/deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1010.03 Floor Decks, Slabs, and Toppings*

Where visible, the main floor appeared to be comprised of either a suspended concrete slab, supported by concrete beams and columns, or a suspended wood deck supported by open webbed steel joists and load-bearing masonry block or concrete walls. The basement floor consists of a conventionally reinforced concrete slab-on-grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1020.01 Roof Structural Frame*

Where visible, the roof structure appeared to be comprised of a wood roof deck supported by open webbed steel joists, which are supported by load-bearing masonry block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1020.04 Canopies*

Wood-framed canopies supported by metal poles are located at the northeast entrance on the east end of the school, and the southeast entrance to the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

The building exterior is primarily clad with brick on all elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	DEC-04

Event: Repair damaged brick.

Concern:

Localized areas of damaged brick cladding, including deteriorated mortar joints was observed on the building exterior. This was mostly evident on the upper portions of the building, at roof level. No significant amount of spalling or cracked/loose brick was identified during the site visit.

Recommendation:

Repair and re-point damaged brick components as necessary.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$10,800	Low

Updated: February 17 2005

B2010.01.06.03 Metal Siding*

Painted pre-finished metal trim is located on the upper portion of the building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	DEC-04

Event: Re-paint metal siding.

Concern:

The metal trim on the upper portion of the building perimeter was exhibiting localized peeling and flaking of its painted surface. No significant amount of corrosion or damaged surfaces were observed during the site visit.

Recommendation:

Prepare and re-paint metal siding.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$5,400	Low

Updated: February 17 2005

B2010.01.08 Portland Cement Plaster: Ext. Wall*

Cement plaster parging covers the exposed portion of the foundation walls on the building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	DEC-04

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

Caulking is present around window and door units and at construction joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace deficient caulking.

Concern:

A review of the building rooftop revealed deficient (i.e., cracked, separated and non-pliable) caulking at curb joints.

Recommendation:

Replace deficient caulking at curb joints.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$2,160	Low

Updated: February 17 2005

B2010.01.99 Other Exterior Wall Skin* - Stucco

Former openings for fixed window units on the south end of the building are infilled with stucco cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	DEC-04

B2010.06 Exterior Louvers, Grilles, and Screens*

Louvers and grilles provide supply air for the school's mechanical systems, and are located on the south and east ends of the original 1956 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

B2010.09 Exterior Soffits*

Canopy soffits at the east and west entrances are comprised of painted plaster or stucco finishes, respectively.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

B2020.01.01.02 Aluminum Windows*

Fixed and operable windows with aluminum frames are situated on all elevations. The windows were replaced during the past two years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	DEC-04

B2030.02.01 Metal Doors and Frames

Each entrance to the building is equipped with painted hollow metal doors set in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

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

The majority of the building roof is covered with a built-up roof membrane assembly with asphalt and gravel cover.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: Replace built-up roof membrane assembly.

Concern:

The built-up roof membrane assembly was installed between 1984 and 1985. Site personnel reported no active roof leaks, however several stained ceiling panels were observed during a review of the building interior. Deficiencies encountered during a review of the built-up roofing included significant weathering of the gravel ballast, localized ridging and blistering of the roofing membrane, and scouring of the ballast along edges and corners of the roof surface. The roofing membrane generally appears to be approaching the end of its expected useful life.



Recommendation:

Replace the built-up roof membrane assembly at the end of the five-year tactical planning window.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$232,200	Low

Updated: February 17 2005

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

A portion of the roof on the east side of the building is equipped with a modified bitumen membrane roofing assembly, which was installed in 1994.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

B3010.09 Roof Specialties and Accessories*

Roof drains equipped with debris strainers are distributed throughout all flat roof areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

B3020.01 Skylights*

A single skylight is situated near the southeast corner of the central courtyard. The skylight is located above the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Apart from painted gypsum board walls, the majority of the demising walls on the building interior are comprised of painted masonry block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C1010.02 Interior Demountable Partitions*

A single demountable partition with a fabric surface is present between classrooms at the northwest corner of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C1010.05 Interior Windows*

Interior fixed windows are situated at the office/administration area at the school's main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C1020.01 Interior Swinging Doors*

Classroom doors generally consist of solid core wood doors in wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C1020.02 Interior Entrance Doors*

Vestibule doors at each entrance to the building consist of painted wood doors in wooden frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C1020.03 Interior Fire Doors*

Fire doors located in the common area corridors separate the east/west portions of the school from the remainder of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C1030.01 Visual Display Boards*

A combination of blackboards and whiteboards are situated in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.02 Fabricated Compartments(Toilets/Showers)*

Pre-finished metal washroom stall partitions are located in each student washroom. Change room showers are also enclosed with the pre-finished metal partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace shower enclosures.

Concern:

The shower stall enclosures in the change rooms on the basement level have sustained localized damage and wear. The surface of the enclosures exhibited minor pitting and denting, including general wear of surface finishes. The enclosures generally appear to be beyond their expected useful life.

Recommendation:

Replace shower stall enclosures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$16,200	Low

Updated: February 17 2005

C1030.10 Lockers*

Metal lockers for the storage of student belongings are provided in the common area corridors. Additional locker units are located in the change rooms on the basement level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C2010 Stair Construction*

Stairs situated throughout the building consist of either wood, concrete or steel pan staircases with concrete infill.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

C2020.05 Resilient Stair Finishes*

Stairs leading from the main level of the building to the basement level have vinyl tile finishes with rubberized nosings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C2020.08 Stair Railings and Balustrades*

Stair railings consist of wall or base-mounted metal handrails with a painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C2020.10 Stair Painting

Stairs leading to mechanical and storage areas have a painted/sealed finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C3010.01 Concrete Wall Finishes*

The majority of the wall surfaces on the basement level of the building consist of painted concrete surfaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	DEC-04

Event: Re-paint change room walls.

Concern:

The painted concrete walls in the change rooms on the basement level were exhibiting moderate amounts of wear, scuffing and general deterioration. The exact age of the painted finish is unknown, however it is expected to have surpassed its expected useful life.

Recommendation:

Re-paint the concrete walls in the Boys and Girls change rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$8,640	Low

Updated: February 17 2005

C3010.02 Wall Paneling*

The lower portion of the common area corridor and gymnasium walls are comprised of wood panelling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C3010.04 Gypsum Board Wall Finishes*

Demising walls in the common area corridors and classrooms consist of painted gypsum board walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C3010.06 Tile Wall Finishes*

Washrooms and changerooms have ceramic tile finishes around urinals and shower stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C3010.11 Interior Wall Painting*

Exposed masonry block walls throughout the building interior have a painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	DEC-04

C3020.01 Concrete Floor Finishes*

Mechanical, storage and janitorial rooms have painted/sealed concrete floors. The fitness/workout room below the stage is also equipped with a sealed concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	DEC-04

C3020.02 Tile Floor Finishes*

Washrooms and changerooms consist of a combination of quarry tile and ceramic tile flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C3020.04 Wood Flooring*

Hardwood flooring is present in the gymnasium and industrial shop area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

C3020.07 Resilient Flooring*

A portion of the common area corridors and the majority of the classrooms are equipped with sheet linoleum flooring. The balance of the corridors have vinyl flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	DEC-04

Event: Repair linoleum flooring joints.

Concern:

Joints in the linoleum flooring in the common area corridors have begun to lift and separate. No tripping hazard was noted during the site visit, and no excessive wear or deterioration of the linoleum was observed.

Recommendation:

Repair linoleum flooring joints exhibiting signs of lifting.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$5,400	Low

Updated: February 17 2005

C3020.08 Carpet Flooring*

Carpet flooring is provided in the library, office/administration and staff areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	DEC-04

C3030.03 Plaster Ceiling Finishes*

Plastered ceilings are situated below the stage area, in the fitness/workout room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C3030.04 Gypsum Board Ceiling Finishes*

Several service corridors and janitorial closets are equipped with painted gypsum board ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

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

The majority of the classrooms and common area corridors are equipped with suspended T-bar grid ceilings with in-laid acoustic panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

C3030.07 Interior Ceiling Painting*

Exposed wood, steel and/or concrete structural members on the basement level and in the general industrial shop have a paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	DEC-04

C3030.09 Other Ceiling Finishes* - Acoustic Ceiling Tiles

Acoustic tile ceilings are located on the basement level, above exposed structural steel members.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C3030.09.01 Linear Metal Ceilings

The gymnasium ceiling is equipped with a linear metal panel ceiling assembly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	DEC-04

S4 MECHANICAL

D2010.01 Water Closets*

(1993) There are approximately 31 water closets in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D2010.02 Urinals*

There are approximately 12 urinals in the building in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.03 Lavatories*

(1993) There are approximately 32 lavatories in various locations throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D2010.04 Sinks*

There are approximately 37 additional sinks in the janitor's rooms, mechanical rooms, classrooms and the kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.05 Showers*

There are communal showers for both girls and boys with five shower heads serving each room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.08 Drinking Fountains / Coolers*

(1993) There are non-refrigerated drinking fountains located in hallways throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

D2020.01.01 Pipes and Tubes: Domestic Water*

All domestic water supply piping, where visible was copper. System includes valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

D2020.01.03 Piping Specialties (Backflow Preventors)*

There are backflow prevention devices on all systems except life safety (standpipes).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	0	DEC-04

Event: **Add backflow prevention to the life safety system.**

Concern:

Contamination of potable water could occur in absence of backflow prevention on the standpipe system. It is now a plumbing code requirement for their to be backflow prevention on all plumbing lines that could impact domestic water supply.

Recommendation:

Install backflow prevention on the standpipe system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$5,940	High

Updated: February 16 2005

D2020.02.06 Domestic Water Heaters*

(1997 & 2001) There are two 189 litre GSW domestic hot water tanks, located in the boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

D2030.01 Waste and Vent Piping*

All sanitary system piping is original cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D2040.01 Rain Water Drainage Piping Systems*

The building has a combination of internal rain water piping and external scuppers with downspouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D3010.02 Gas Supply Systems*

Natural gas piping runs underground to the meter which is located in the basement. Piping feeds the boilers and the two domestic hot water tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D3020.01.01 Heating Boilers & Accessories: Steam*

The building is heated by two original (48 year old) Liberty steam boilers, each with a capacity of approximately 1.5 MBtuH.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	DEC-04

Event: Replace the original steam boilers

Concern:

The boilers are original and individually cannot provide enough heat for the whole school in winter conditions.

Recommendation:

Replace the boilers and accessories as a planned project.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$216,000	Medium

Updated: February 16 2005



D3040.01.01 Air Handling Units: Air Distribution*

The 1967 addition of the north wing is supplied with conditioned air by a central station air handling unit located in the north end basement utility room. The AHU contains two swamp coolers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace the 1967 addition's air handling unit

Concern:

The air handling unit (AHU) serving the north wing has exceeded its Expected Useful Life (EUL).

Recommendation:

Replacement of the AHU within the next five years is anticipated.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$16,200	Low

Updated: February 16 2005



D3040.02 Steam Distribution Systems: Piping/Pumps*

Steam for heating is piped to perimeter radiation units and unit ventilators, as well as the north wing's air handling unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D3040.04.01 Fans*: Exhaust

The original school building and the 1967 addition have classroom and washroom fans providing exhaust. The industrial shop has equipment fans and general exhaust fans. There are also fans providing exhaust for the cafeteria.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)*

The office area has a Carrier packaged rooftop unit providing cooling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

D3050.05.07 Unit Ventilators*

Heating and ventilation in classrooms is provided by unit ventilators, original to their sections of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Partial replacement of unit ventilators

Concern:

Unit ventilators in new condition would not provide sufficient air volume to meet current ASHRAE standards. The unit ventilators in this school have exceeded their Expected Useful Lives and are generally not operating efficiently.

Recommendation:

Replacement of half the unit ventilators within five years is recommended.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$37,800	Medium

Updated: February 16 2005

D3060.02.02 Pneumatic Controls*

There are original pneumatic controls for the heating system - boilers and ventilator units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

D4020 Standpipes*

There are standpipe systems in the original system and the addition. They are complete with fire hoses which are inspected annually. The piping in the original building is at the end of its Expected Useful Life of 47 years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

S5 ELECTRICAL

D5010.03 Main Electrical Switchboards (Main Distribution)*

The building has a 120/208 Volt, 600 Amp electrical system. The main panel appears to have been an upgrade/replacement however much of the other distribution equipment is original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	DEC-04

Event: Replace original main distribution equipment.

Concern:

The main electrical distribution is original and is obsolete.

Recommendation:

Replace all main electrical distribution equipment that is original.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$27,000	Medium

Updated: February 16 2005



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

The electrical sub-panels are a mix of original vintage and new. The new sub-panels have been added to address capacity constraints created by the addition of computers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5010.07 Motor Control Centers (Motor Control)*

Motor controls are mostly original and have exceeded their Expected Useful Lives

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace the original Motor Control Centres

Concern:

The motor controls are original and the equipment is obsolete.

Recommendation:

Replace the remaining original motor controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$4,320	High

Updated: February 16 2005



D5020.02.02.02 Interior Florescent Fixtures*

The existing interior lighting is florescent using T-12/ magnetic ballast technology. Light levels appeared to be adequate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5020.02.03 Emergency Lighting*

Emergency lighting equipment consists of emergency lights powered by battery packs with illuminated Exit signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Provide additional illuminated Exit Signs

Concern:

Insufficient illuminated exit signs.

Recommendation:

Install additional illuminated Exit signs where required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2005	\$5,400	High

Updated: February 16 2005

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Exterior lighting consists of entrance canopy lights, a small number of wall-mounted High Pressure Sodium fixtures and ambient light from adjacent street lights. Light levels are reported to be low.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: **Add HPS fixtures.**

Concern:

There are not enough exterior light fixtures between the entranceway canopies. Lighting levels appear to be too low.

Recommendation:

Provide additional HPS fixtures around the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2009	\$5,400	Low

Updated: February 16 2005

D5030.01 Detection and Alarm Fire Alarm*

The fire alarm system, consisting of a Simplex 2001 fire alarm panel, detection devices, pull stations and alarms was upgraded in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5030.02.03 Security Access*

The building has a monitored Regency intrusion alarm system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.03 Clock and Program Systems*

There is a master clock system located in the main office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.04.01 Telephone Systems*

There is a Northstar Meridien telephone system that was an upgrade in the mid to late 1990's.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.04.05 Local Area Network Systems*

The local area network system utilizes Category 5 cabling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D5030.05 Public Address and Music Systems*

Public address is provided through the phone system. The gymnasium has a music system that is reported to function adequately.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.03.01 Stage Curtains

Manually-operated folding and fabric curtains are provided on the stage in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E1090.03 Food Service Equipment*

The staff room and lunch room on the basement level are equipped with kitchen appliances, including refrigerators, stoves and dish washers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Electrically-operated basketball equipment is located in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.05 Educational Facility Casework*

Each classroom is equipped with wood shelving and cabinetry, typically in place along the exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.07 Kitchen Casework*

Wood shelving/cabinetry with laminated surfaces are provided in the staff room and lunchroom on the basement level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.08 Laboratory Casework*

Science and shop rooms, including various laboratories in the building, are equipped with fixed countertops with various fixtures (i.e., sinks, faucets, etc.). These units also serve as stationary desks for students.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.09 Library Casework*

The library, at the north end of the school, is equipped with moveable and stationary wood shelving casework.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.03.01 Blinds*

Classroom windows are equipped with mounted horizontal blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2020 Moveable Furnishings*

Desks for students, teachers and administration staff are provided in each classroom and general office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F1010.02.04 Portable and Mobile Buildings - Unit 55/66

Portable classroom located at the northwest corner of the building. This wood-framed portable was added to the school in 1966, and contains one classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F1010.02.04 Portable and Mobile Buildings - Unit 86/70

Portable classroom located at the northwest corner of the building. This wood-framed portable was added to the school in 1970, and contains one classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace roofing membrane.

Concern:

The roofing membrane over Portable Classroom 86/70 is of unknown vintage, however it is believed to have surpassed its expected useful life. Although no active leaks were identified during the assessment, evidence of former repairs was observed on the roofing surface.

Recommendation:

Replace the roofing membrane in the latter portion of the tactical planning window.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$5,400	Low

Updated: February 17 2005



F1010.02.04 Portable and Mobile Buildings - Unit 87/70

Portable classroom located at the northwest corner of the building. This wood-framed portable was added to the school in 1970, and contains one classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Replace roofing membrane.

Concern:

The roofing membrane over Portable Classroom 87/70 is of unknown vintage, however it is believed to have surpassed its expected useful life. Although no active leaks were identified during the assessment, evidence of former repairs was observed on the roofing surface.

Recommendation:

Replace the roofing membrane in the latter portion of the tactical planning window.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$5,400	Low

Updated: February 17 2005

F1020.02 Special Purpose Rooms*

The school is equipped with a single gymnasium, library, industrial shop room, art room and a food laboratory (home economics) classroom distributed throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F2020.01 Asbestos*

Suspected asbestos-containing materials observed in the building include vinyl tile flooring in the school corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

F2020.02 PCBs*

Based on the age of the building, sources of potential PCBs include ballasts in fluorescent light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

Facility Details

Building Name: Branton Junior High School
Address:
Location: Calgary

Building Id: S2547
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company:
Evaluation Date:
Evaluator Name:

Total Maintenance Events Next 5 years: \$116,640
5 year Facility Condition Index (FCI): 0%

General Summary:

The site is improved with an asphalt-paved parking lot located at the southwest corner of the property. Gravel and asphalt recreational areas are located on the north end of the building, and in the central courtyard, respectively. Landscaping (i.e., sod, trees, etc.) is present on all sides of the building, however the sodded play field is situated at the north end of the property. Access to the site is provided by a municipal gravel alleyway located along the west side of the property. Chain-link fencing encloses the play field to the north, while wrought iron fencing is situated at each main entrance on the east side of the building, and along the south end of the property. The site improvements are in fair condition.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

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.

S7 SITE

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

An asphalt-paved parking lot with approximately 48 parking stalls is located at the southwest corner of the property.

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

Event: Resurface parking lot.

Concern:

The asphalt-paved parking lot at the southwest corner of the property was exhibiting moderate levels of deteriorating in the form of longitudinal cracking, and localized areas of alligator cracking. No significant potholes or loss of asphalt binder coarse material was evident during the site visit. Previous repair attempts have been made (i.e., re-sealing of cracks, patching, etc.) however these repairs have also deteriorated.

Recommendation:

Resurface the asphalt-paved parking lot in the latter stages of the tactical planning window.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$78,840	Low

Updated: February 16 2005

G2020.06.01 Traffic Barriers*

Parking stalls on the southwest parking lot are equipped with pre-cast concrete traffic barriers. There are no curbs or gutters in the parking lot.

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

G2020.06.03 Parking Lot Signs*

Numbered signage mounted on an adjacent wood rails in the paved parking area provides identification for each parking stall.

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

G2030.02.01 Gravel Pedestrian Surfacing*

Gravel surfaces are located on the north end of the building, adjacent to the sodded play field.

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

G2030.02.02 Asphalt Pedestrian Pavement*

Asphalt-paved areas for pedestrian use is located in the courtyard in the centre of the building. The courtyard is accessed from the building interior.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)*

Concrete sidewalks lead to concrete stairs, which provide access to the building on its east end.

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

G2030.06 Exterior Steps and Ramps*

Concrete stairs provide access to each entrance on the east end of the building, and to the central courtyard from a service corridor on the basement level. An additional set of concrete stairs provides ingress/egress from the gymnasium on the south end of the building. Main access and emergency egress to/from the portable classrooms at the northwest corner of the building is via painted wood stairs. Two wood ramps for wheelchair access are also located adjacent to the main wood stairs.

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

Event: Re-paint wood stairs and walkway.

Concern:

The exterior finishes on the wood walkway and accompanying stairs on the north and south end of the portables were exhibiting enhanced levels of wear due to prolonged exposure to exterior elements and pedestrian traffic. No significant amount of damage to the wood elements was observed during the site visit.

Recommendation:

Re-paint the wood walkway and stairs adjacent to the portables.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$6,480	Low

Updated: February 16 2005

G2040.02 Fences and Gates*

Chain-link fencing encloses the sodded play field to the north of the building. Painted wrought iron fencing is situated at each entrance on the east end of the building, and along the south property boundary. A small section of post and cable fencing is located at the south end of the paved parking lot.

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

Event: Re-paint wrought iron fencing.

Concern:

The wrought iron fencing on the south and east ends of the property are showing minor signs of corrosion, and localized deterioration of surface finishes. No significant amount of damage or fencing movement was noted during the site visit.

Recommendation:

Re-paint wrought iron fencing in the initial stages of the tactical planning window.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$5,400	Low

Updated: February 16 2005

G2040.03 Athletic and Recreational Surfaces*

Gravel/shale for the baseball diamonds are provided on the sodded play field at the north end of the property.

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

Event: Repair baseball diamond gravel surface.

Concern:

Sod and soil material on the northern play field have overgrown onto the athletic surfaces and mounds of each baseball diamond playing surface. The location and extent of the playing surface for each baseball diamond is no longer clear.

Recommendation:

Remove sod as necessary to establish correct boundaries for each baseball diamond, and add gravel/shale as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$6,480	Low

Updated: February 16 2005

G2040.04.01 Play-Field Equipment and Structures*

Equipment present on the sodded play field to the north include soccer goal posts and baseball back-stops. Wood picnic tables and benches, as well as basketball poles/backboards are provided in the central courtyard.

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

Event: **Replace two sets of soccer goal posts.**

Concern:

The wood soccer goal posts on the sodded play field to the north of the building were observed to be exhibiting enhanced wear and deterioration of their finished surfaces. Minor damage to the wood components were also noted, however no visible movement or displacement of the posts was evident.

Recommendation:

Replace two sets of soccer goal posts on the sodded play field with metallic goal posts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$10,800	Low

Updated: February 16 2005

G2040.06 Exterior Signs*

Wall-mounted signage at the main entrance, located at the southeast corner of the building, displays the school name and other important information.

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

G2040.08 Flagpoles*

A painted metal flagpole is located near the main building entrance, at the southeast corner of the property.

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

G2040.09 Covers and Shelters*

A wooden tool shed is located on the south end of the property, which is used to store various site-related equipment.

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

G2040.11 Retaining Walls*

A brick retaining wall and accompanying concrete staircase is located at the northeast corner of the building.

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

Event: Remove concrete stairs.

Concern:

A set of concrete stairs with brick retaining wall enclosures is situated at the northeast corner of the property. The stairs provide access between two areas of the site at different grades, however the location and configuration of the stairs would suggest that the topography in this area has changed since the building was constructed. As a result, rather than use the concrete stairs, a pedestrian need only walk around them and walk up a small incline to achieve a similar result (see attached photo). Furthermore, the soil at the top of the staircase has eroded, creating a potential tripping hazard with the uppermost step of the concrete stairs.



Recommendation:

Remove the concrete stairs and adjust the brick retaining walls in the immediate area to suit the local topography of the site.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$8,640	Medium

Updated: February 16 2005

G2050.04 Lawns and Grasses*

Sodded areas surround the building on its north, south and east sides.

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

G2050.05 Trees, Plants and Ground Covers*

Small trees, bushes and plants are located adjacent to the sodded areas on the south and east sides of the building. Additional pine trees are located on the south end of the portables, at the northwest corner of the building.

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

G3010.02 Site Domestic Water Distribution*

Domestic cold water for the property is provided by the City of Calgary.

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

G3020.01 Sanitary Sewage Collection*

The subject property is provided with access to the municipal sanitary sewer system.

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

G3030.01 Storm Water Collection*

Storm water drainage at the property is provided by infiltration and/or overland flow.

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

G3060.01 Gas Distribution*

The natural gas supply enters the building via the gas meter room, which is located on the basement level, at the northeast corner of the building.

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

G4010.02 Electrical Power Distribution Lines*

Electricity for the property is provided by pole-mounted lines and transformers located in a municipal alleyway, which runs adjacent with the west property boundary.

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

G4010.04 Car Plugs-ins*

Vehicle plug-in receptacles mounted on wood rails are located in the asphalt-paved parking lot to the southwest. Approximately 36 of the 48 stalls in the parking lot are energized.

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

S8 FUNCTIONAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance**

The parking lot at the southwest corner of the building is not equipped with a barrier-free parking stall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	DEC-04

Event: Provide barrier free stall in parking lot.**Concern:**

The asphalt parking lot near the southwest corner of the building is not equipped with a barrier free parking stall. Wheelchair or handicapped users must therefore use other stalls, should they be available, or park along the roadside.

Recommendation:

Provide a designated barrier free parking stall in the asphalt parking lot, complete with appropriate international signage, separation from adjacent parking stalls, and located such that the distance from the parking lot to the building entrance is minimized.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$3,240	Medium

Updated: February 17 2005

K4010.02 Barrier Free Entrances

An asphalt wheelchair ramp is provided at the entrance adjacent to the paved parking lot, however no automated entry is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	DEC-04

Event: Provide automated entry at southwest entrance.**Concern:**

No automated entry is provided at the entrance closest to the asphalt parking lot near the southwest corner of the building.

Recommendation:

Equip the southwest entrance with an automated door opener.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$3,240	Medium

Updated: February 17 2005

K4010.03 Barrier Free Interior Circulation

No elevating devices or lifts are present to access upper or lower levels of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	DEC-04

Event: Add wheelchair lifts.

Concern:

The school is not equipped with automated lifts, rendering certain portions of the school (i.e., the gymnasium stage and basement level) inaccessible to wheelchair users.

Recommendation:

Provide wheelchair lifts for the gymnasium stage, the area below the stage, and general access to the basement level.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$64,800	Medium

Updated: February 17 2005

Event: Provide wheelchair ramp to the central courtyard.

Concern:

To gain access to the central courtyard, pedestrians must traverse a set of stairs at each point of ingress/egress. Access for wheelchair users would therefore be unavailable.

Recommendation:

Provide a wheelchair ramp for accessibility to the central courtyard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$2,160	Medium

Updated: February 17 2005

K4010.04 Barrier Free Washrooms

This school is presently not equipped with a barrier free washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	DEC-04

Event: Add uni-sex barrier free washroom.

Concern:

Washrooms presently located in the school are not properly equipped for handicapped or wheelchair users.

Recommendation:

Provide a single uni-sex barrier free washroom for handicapped/wheelchair access.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2005	\$27,000	Medium

Updated: February 17 2005