

# RECAPP Facility Evaluation Report

Clearview School Division #71



## Gus Wetter School

B2925A

Castor

**Facility Details**

**Building Name:** Gus Wetter School  
**Address:** 5301 - 51 Avenue  
**Location:** Castor

**Building Id:** B2925A  
**Gross Area (sq. m):** 3,288.60  
**Replacement Cost:** \$8,636,905  
**Construction Year:** 2002

**Evaluation Details**

**Evaluation Company:** Golder Associates Ltd.  
**Evaluation Date:** November 29 2007  
**Evaluator Name:** Peter Tattersall

**Total Maintenance Events Next 5 years:** **\$101,816**  
**5 year Facility Condition Index (FCI):** **1.18%**

**General Summary:**

Gus Wetter School is a K-12 school currently with 195 registered students. The original Gus Wetter School was demolished in its entirety and rebuilt in 2002/2003. The single-storey 3,040 m2 main building (plus mechanical penthouse) opened in 2003. Three relocatable classrooms encompassing 248 m2 were added along the east side of the south leg of the school in 2003. A free-standing relocatable classroom was placed on site in October 2007 but reportedly is owned and operated by an undisclosed third party. This portable is considered beyond the scope of the survey and has not been included herein. The total gross floor area of the school is reported to be approximately 3,289 m2. The school capacity is reported to be approximately 255 students.

**Structural Summary:**

Standard foundations for the school include cast in place concrete piles and reinforced concrete grade beams with slab in grade concrete floors. The superstructure supporting the mechanical penthouse consists of reinforced load bearing concrete masonry unit (CMU) walls supporting a conventionally reinforced structural concrete suspended slab. The superstructure supporting the roofs consist of structure steel columns, beams and girders supporting open webbed steel joists and steel roof decks. Evidence of structural movement in the form of cracks in drywall joints was observed in the computer room and adjacent elementary boys and girls washrooms. Building settlement can be expected to continue over the term of this report and is not considered to pose a significant issue at this time. However, it is recommended to monitor crack development and window/door operation over the next few years.

The building structure was generally in good overall condition.

**Envelope Summary:**

The exterior wall systems consist primarily of decorative masonry block below window bands and exterior insulation finish systems (EIFS) with coloured acrylic stucco above and between windows. Minor accents using coloured corrugated siding are interspersed about the building exterior. Windows are fixed and operable insulated glazing units (IGUs) in aluminum frames. Entrance doors are steel framed metal and glass doors with IGU set in insulated hollow metal doors. The main entrance near the office is equipped with a powered door opener for barrier free accessibility. Utility doors are single and double painted hollow metal doors in steel frames. All exterior swinging doors are equipped with automatic door closers and interior panic hardware. The overhead doors at the CTS classroom are insulated vinyl with vision glass inserts and electrically-assisted chain-driven operators. Roofing systems throughout consist of two-ply modified bituminous membrane (SBS) roofing with granular surface capsheet and flashing. Parapet walls and roof dividing curbs are further protected by pre-finished metal coping. The soffit on roof overhangs have vented pre-finished metal flashing.

Spider web fissures and small cracks were typically observed within the EIFS wall finishes and will require repair over the term of this report.

Open cracks at inside corners at the interface between classroom/computer room and boys/girls washrooms in the elementary wing require repair and monitoring.

The visual assessment of the roof areas was limited due to snow cover at the time of the survey. However no evidence of roof leaks was observed and none were reported by maintenance personnel and school staff.

The building envelope is generally in acceptable to good overall condition.

**Interior Summary:**

Interior floor finishes consist primarily of vinyl composite tile with ceramic tile in student washrooms and changerooms, carpets in the Library, computer room and staff lounge and hardwood floors in the gymnasium. Service rooms and the CTS workshop have clear coat seal slab in grade floors. The mechanical penthouse has a painted concrete suspended slab floor.

Interior walls are a combination of painted CMU and stud frame drywall with limited use of vinyl wallpaper.

Ceilings throughout consist of suspended acoustic tile or exposed painted and unfinished roof structures. Ceilings in the student washrooms and change rooms are painted gypsum.

Barrier free accessible washrooms and shower stalls are provided in the student washrooms and change rooms, respectively.

Interior doors are painted hollow metal with and without Georgian wire vision glass, metal kick plates and lever-type handsets.

Retractable metal screen doors are recessed into pockets in the corridor walls at the junction from the main entrance open space to the classroom wings.

Cracking and differential movement of floor and wall finishes was observed at entrance doors from the elementary wing hall to the relocatable classrooms. Repairs are required.

The building interiors are generally in good overall condition.

**Mechanical Summary:**

The heating is provided by two Allied Engineering Company - Super Hot hot water boilers with perimeter radiation and duct heating to all areas.

Fan coil units provide additional heating to the CTS room, mechanical room and penthouse. CSI I-net control for the HVAC systems.

Two Engineered Air (Eng A) air handling units (AHU), one on the rooftop and one in the penthouse, provide the ventilation to the school. The AHU in the penthouse has humidification provided by a Nortec humidifier. The CTS room is equipped with an Eng A make up air unit.

Two rooftop Carrier units provide the air conditioning.

The domestic hot water is heated by two Bradford White and one John Wood hot water heater. There are two water softening units, one in the penthouse and one in the main mechanical room.

140.5 cubic meter/hr incoming natural gas service. 6" domestic water service with a 2" water meter, with backflow prevention.

The school is equipped with ABC-type dry chemical fire extinguishers. They were serviced by Centrtech in July, 2007. The entire school is sprinklered and has Siamese standpipes.

The washrooms are all auto-flush and the lavatories are on timers. Student washrooms and change rooms each have barrier free toilet stalls and change rooms each have a barrier free shower.

There were complaints that the HVAC controls were not functioning properly and it was suggested to the school board that a switch to Siemens controls might solve the problems.

The mechanical systems are generally in good overall condition.

**Electrical Summary:**

The electrical supply is a Federal Pioneer 800 Amp, 120/208 Volt, 3-phase 4-wire service.

Several 42 circuit panelboards provide the secondary distribution.

Square D motor control centers (MCC) are located in the mechanical room and penthouse.

Branch wiring throughout is copper.

Interior lighting is provided by T-8 and T-5 fluorescent tube strip lighting and recessed T-8 fluorescent pot lights.

Lithonia Lighting remote and integral battery packs provide the emergency lighting. LED exit signs throughout the school.

Exterior lighting consists of wall-mounted metal halide fixtures along the perimeter of the building and overhead lamp standards in parking areas and the playground area. Exterior lighting systems are on photocell and timer controls.

Fire and intrusion detection are provided by an EST Quickstart intrusion / fire detection alarm control panel in the general office and is linked to EST intrusion detection / fire alarm keypads.

School is equipped with three video surveillance cameras on the exterior walls.

SuperNet is provided to the school with D-Link wireless internet routers throughout.

The battery pack emergency light in the stairs to the mechanical penthouse tested faulty during the survey. All battery packs should be tested and batteries replaced as needed.

On site electrician indicated that the power supply to the site from the utility provider (Enmax) is inadequate and that some of the electrical equipment does not fully function as required. Further comment is provided section S7 Site.

The electrical systems are generally in good overall condition.

Rating Guide	
Condition Rating	Performance
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

## S1 STRUCTURAL

### A1010 Standard Foundations\*

Cast in place concrete piles and conventionally reinforced grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

### A1030 Slab on Grade\*

With the exception of the relocatable classrooms (see F1010.02.04), all floors throughout the ground floor are slab on grade concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

### B1010.01 Floor Structural Frame (Building Frame)\*

Floor structural framing of the mechanical penthouse consists of reinforced concrete masonry unit (CMU) walls supporting a conventionally reinforced suspended structural concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

The mechanical penthouse slab is a conventionally reinforced structural suspended concrete slab. The roof decks are profiled metal decking (Q-Deck).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

### B1010.09 Floor Construction Fireproofing\*

The mechanical penthouse floor construction is of non-combustible concrete. No fireproofing was observed and none is required for this type of construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**B1010.10 Floor Construction Firestopping\***

Flexible sealant firestops are provided at utility sleeves at penetrations through the mechanical penthouse floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2002	0	FEB-08

**Event: Repair Floor Construction Firestopping**

**Concern:**

Utility conduits through sleeved penetrations are unsealed and permit smoke and fume migration between floors.

**Recommendation:**

Provide appropriate ULC-approved firestops for conduits passing through fire separations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,144	Low

**Updated:** APR-08

**B1020.01 Roof Structural Frame\***

Roof structural framing consists of metal decks on open webbed steel joists bearing on steel girders and beams and steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**B1020.04 Canopies\***

Canopies above entrance doors are concealed steel framed structures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**S2 ENVELOPE****B2010.01.02.02 Concrete Block: Ext. Wall Skin\***

The lower portions of the exterior walls at ground level consist of decorative split-face coloured concrete masonry block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	75	FEB-08

**B2010.01.05 Exterior Insulation and Finish Systems (EIFS)\***

The exterior wall cladding consists primarily of EIFS with coloured acrylic stucco on all elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2002	75	FEB-08

**Event: Repair EIFS****Concern:**

Networks of spider web fissures and minute cracking were identified within the EIFS assemblies.

Condensation and exhaust resulting in ice formation was observed on the gymnasium wall around a through-wall exhaust vent.

**Recommendation:**

Seal-coat the EIFS to prevent moisture entry within the EIFS assembly.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$27,456	Low

**Updated:** APR-08

**B2010.01.06.03 Metal Siding\*\***

Coloured corrugated metal siding accents are interspersed along the exterior walls of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	FEB-08

**Event: Replace Metal Siding**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$97,240	Unassigned

**Updated:** APR-08

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

Expansion joints within the exterior wall assemblies have flexible joint sealers (caulking).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2002	0	FEB-08

**Event: Repair Expansion Joints**

**Concern:**

Expansion joints at the interface between the elementary boys/girls washrooms and the relocatable classrooms/computer room, respectively, were covered over with the acrylic stucco finishes and have cracked and debonded.

**Recommendation:**

Repair the expansion joint at this detail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,144	Low

**Updated:** APR-08

**B2010.01.11 Joint Sealers (caulking): Ext. Wall - 2002 Section\*\***

Flexible joint sealers (caulking) is present around window / door frames and at through-wall penetrations. The through-wall exhaust vent in the gymnasium wall described above in B2010.01.05 is not sealed around the vent sleeve and requires repair (under \$1,000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	FEB-08

**Event: Repair Joint Sealers (caulking)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$26,884	Unassigned

**Updated:** APR-08

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

Exterior doors are painted steel. Exterior hollow steel section (HSS) columns supporting canopies at entrance doors are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	15	FEB-08

**Event: Replace Paints (& Stains)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$2,860	Unassigned

**Updated:** APR-08



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

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	FEB-08

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

Original prefinished metal louvers at air in-take and exhaust from the mechanical rooms.  
Galvanized metal grills at crawlspace vents under the relocatable classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**B2010.09 Exterior Soffits\***

Vented prefinished metal flashing on soffits at roof overhangs throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Fixed and operable metal and glass windows with insulated glazing units (IGUs) in brushed aluminum frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	FEB-08

**Event: Replace Aluminum Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$149,292	Unassigned

**Updated:** APR-08

**B2030.01.02 Steel-Framed Storefronts: Doors\*\***

Entrance doors are painted insulated hollow metal double doors set in steel frames. The main entrance door near the office has an automatic door opener for barrier free accessibility. All doors have automatic door closers and interior panic bar hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Steel Framed Entrance Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$25,740	Unassigned

**Updated:** APR-08

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

Exterior utility doors are single and double insulated hollow metal swing doors in steel frames and equipped with automatic door closers and interior panic bar hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	FEB-08

**Event: Replace Exterior Utility Doors\*\***

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$8,122	Unassigned

**Updated:** APR-08

**B3010.01 Deck Vapor Retarder and Insulation\***

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	FEB-08

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

All roofing systems on the main building consist of 2-ply modified bituminous membrane (SBS) assemblies with granular surfaced capsheet and flashing.

The assessment of the roofs was limited due to snow cover during the survey. However, no evidence of roof leaks was observed and none reported by staff and maintenance personnel, therefore a condition rating of 4 - Acceptable applies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	FEB-08

**Event: Replace SBS Roofing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$419,734	Unassigned

**Updated:** APR-08

**B3020.02 Other Roofing Openings (Hatch,Vent, etc)\***

Roof access is by a utility door from the mechanical penthouse.

"Other Roofing Openings" consists of exhaust fans, roof vents, soil vents utility services to rooftop units (i.e., gas and electrical supply), etc.

Mastic filler in gumboxes at utility service penetrations has settled and require refilling to provide positive drainage (under \$1,000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	FEB-08

### S3 INTERIOR

#### C1010.01.03 Unit Masonry Assemblies: Partitions

Hallway partitions and fire walls are painted concrete masonry unit (CMU) throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

#### C1010.01.07 Framed Partitions (Stud)

Demising walls in the office area and between adjacent non-technical classrooms are stud framed drywall partitions. Cracking in gypsum board seams in the Library and computer room is likely to be the result of normal building settlement. Repairs are required (under \$1,000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	FEB-08

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

The gymnasium is divisible into two regular sized gyms by a suspended ceiling mounted motorized curtain partition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

#### Event: Replace Gymnasium Partition

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$25,740	Unassigned

**Updated:** APR-08

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

Retractable metal screen doors are recessed into pockets in the corridor walls at the junction from the main entrance open space to the classroom wings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

#### Event: Replace Interior Metal Folding Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$14,872	Unassigned

**Updated:** APR-08

**C1010.03 Interior Operable Folding Panel Partitions - Sliding Glass\*\***

A metal and glass sliding panel (full-height tempered glass in brushed aluminum frames) partition divides the Computer Room from the Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Glass Partition**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2032	\$18,876	Unassigned

**Updated:** FEB-08

**C1010.04 Interior Balustrades and Screens, Interior Railings - \***

The mechanical penthouse has interior painted steel railings at the access stair opening. An overhead section metal (aluminum) security screen is located at the office pass-through window.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**C1010.05 Interior Windows\***

Interior fixed metal and glass windows are located near each of the three main entrances and randomly throughout the school. Windows consist of a mixture of tempered glass in aluminum frames and Georgian wire security glass in knock-down and welded steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**C1010.07 Interior Partition Firestopping\***

Flexible firestop sealant at penetrations through firewalls. Two heating hot water lines passing through the firewall in the custodian's office pass through a sleeve insert and firestops are absent and need repair (under \$1,000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	FEB-08

**C1020.01 Interior Swinging Doors (& Hardware)\***

Hollow metal doors in steel frames, with and without vision glass inserts and/or sidelights. Doors have metal kick plates, level handsets and automatic door closers. Two door closers need adjustment or replacement to fully close (under \$1,000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	40	FEB-08

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

Interior fire doors at the CTS workshop are double hollow metal doors in steel frames and have metal kick plates, lever handsets on the pull side and panic bars on the push side, and automatic door closers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Painted wood bi-fold doors at the coat closet in the staff room. Sliding panel wood doors (painted and clear finish) at coat closets and storage units in some classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Large metal double doors in steel frames at the gymnasium storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Electronic SMART-boards, dry erase whiteboards and tack boards in classrooms. Sliding whiteboards are provided along window walls in classrooms.

Tack boards and wood/glass display cases in hallways and central atrium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	FEB-08

**Event: Replace Visual Display Boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$67,496	Unassigned

**Updated:** APR-08

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

Enamel panel toilet compartments in student washrooms and change rooms; fiberglass shower stalls in PE Office. Handicap showers in student change rooms have fiberglass surround with built-in folding seats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Fabricated Compartments**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$13,957	Unassigned

**Updated:** APR-08

**C1030.06 Handrails\***

Wall-mounted painted steel in stairs to the mechanical penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Embossed metal room numbers on doors; wall-mounted emergency egress plans in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Full-height metal lockers in the hall of the upper school wing and PE Office; 3/4 and half lockers in student change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$152,610	Unassigned

**Updated:** APR-08

**C1030.12 Storage Shelving\***

Industrial grey metal shelving units and wall-mounted shelving in storage rooms and custodial office / supply rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**C1030.12 Storage Shelving\***

Moveable filing cabinets in staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

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

Tilting and fixed mirrors, liquid soap dispensers, paper towel and toilet roll holders, feminine hygiene product dispensers and disposal units, hot air hand dryers and portable waste bins.

Handicap stalls and urinals have wall-mounted grab bars. Showers have built-in fold-down seats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**C2010 Stair Construction\***

Stairs to the mechanical penthouse are cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Floor mounted painted steel railings along opening for stairs to the mechanical penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Limited to urinal surrounds in student washrooms and showers in student change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	FEB-08

**Event: Replace Tile Wall Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$26,426	Unassigned

**Updated:** APR-08

**C3010.09 Acoustical Wall Treatment\*\***

Fabric covered sound attenuation panels in the gymnasium. The upper walls of the gymnasium are decorative concrete masonry block with voids for sound absorption/deflection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	FEB-08

**Event: Replace Acoustical Wall Treatment**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$5,720	Unassigned

**Updated:** APR-08

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

Interior drywall and concrete masonry walls are painted throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	10	FEB-08

**C3020.01.02 Paint Concrete Floor Finishes\***

Painted concrete floors in the main boiler room, mechanical penthouse and access stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	10	FEB-08

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

Ceramic floor tiles in student washrooms, change rooms and showers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	50	FEB-08

**Event: Replace Tile Floor Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2052	\$36,951	Unassigned

**Updated:** APR-08

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

Hardwood sports floor in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Wood Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$192,078	Unassigned

**Updated:** APR-08

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

Resilient tile flooring in hallways, classrooms and offices throughout the school.  
Refer to F1010.02.04 for comments/recommendations regarding resilient flooring at entrances to portable classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	FEB-08

**Event: Replace Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$109,252	Unassigned

**Updated:** APR-08



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

Located in the Library, Computer Room, Administration Offices and part of the Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	15	FEB-08

**Event: Replace Carpet Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$26,198	Unassigned

**Updated:** APR-08

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

Located in hallways, office, classrooms, the Library and Computer room throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-08

**Event: Replace Acoustic Ceiling Treatment**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$107,422	Unassigned

**Updated:** APR-08

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

Drywall ceilings in staff and student washrooms, change rooms, the custodial office/supply room and PE Office are painted. Open ceilings in the gymnasium and mechanical rooms are painted structures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	FEB-08

**S4 MECHANICAL****D2010.04 Sinks\*\***

Stainless steel sinks located in various classrooms, staff room and offices. Some of the stainless steel sinks located in the classrooms drinking fountain accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Stainless Steel Sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$24,024	Unassigned

**Updated:** APR-08

**D2010.05 Showers\*\***

Student change rooms each have three shower stalls with ceramic tiled walls and floor and heads / tap sets protruding from wall.

One shower in each change room is designed for barrier free accessibility and includes built-in drop-down seats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Showers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$10,868	Unassigned

**Updated:** APR-08

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

Wall hung stainless steel refrigerated drinking fountains. They are designed to be barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	35	FEB-08

**Event: Replace Drinking Fountains / Coolers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$18,304	Unassigned

**Updated:** APR-08

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

Service sinks located in caretaker's closets.

Eye wash stations located in the science and CTS rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

The toilets and urinals are vitreous china. The lavatories are stainless steel. The toilets and urinals are auto-flush and the lavatories are on motion sensors. The staff washroom has a manual flush vitreous china water closet and a stainless steel lavatory with manual taps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Washroom Fixtures (WC, Lav, Urnl)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$91,520	Unassigned

**Updated:** APR-08

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

The majority of piping is copper with some PVC piping. 150mm domestic water service with a 50mm Amco water meter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

School is equipped with ball, gate, check, butterfly and pressure release valves on domestic and heating hot water lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	FEB-08

**Event: Replace Valves: Domestic Water**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$28,600	Unassigned

**Updated:** APR-08

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

School is equipped with Wilkens 50mm and 20mm backflow preventors on the domestic water line and was tested by Troy Sprinklers in July 07.

100mm Ames backflow preventors on fire service line and was tested by Troy Sprinklers in July 07.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	FEB-08

**Event: Replace Piping Specialties (Backflow Preventors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$18,304	Unassigned

**Updated:** APR-08

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

Four pumps on hydronic system, two WEG pumps and two Grundfos pumps. One Grundfos pump for glycol recirculation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	FEB-08

**Event: Replace Plumbing Pumps: Domestic Water**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$8,580	Unassigned

**Updated:** APR-08

**D2020.02.04 Domestic Water Conditioning Equipment\*\***

Main mechanical room has a water treatment unit:

Axiom Industries Inc. - Solution Feeder  
 Model #: SF100  
 Serial #: 02-1513-SF

Penthouse also has a water softening unit, however there is no information plate and it is dedicated to the humidification system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	FEB-08

**Event: Replace Water Softeners**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$4,919	Unassigned

**Updated:** APR-08

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

Two domestic hot water heaters located in the main mechanical room:

Bradford White  
 Model #: D80T1993N  
 Serial #: ZA 2614954  
 Type: Natural gas  
 Capacity: 80 US gallons  
 Input: 199,999 btu/hr

Bradford White  
 Model #: D80T1993N  
 Serial #: ZA 2614952  
 Type: Natural gas  
 Capacity: 80 US gallons  
 Input: 199,999 btu/hr

One domestic hot water heater located in the penthouse, dedicated to the laundry washer:

John Wood - Space Saver  
 Model #: SS130  
 Serial #: S0205 191793  
 Type: Electric  
 Capacity: 130 litres  
 Input: 2,255 / 3,000 Watts

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	20	FEB-08
	<b><u>Capacity Size</u></b>	<b><u>Capacity Unit</u></b>	
	303	litre	

**Event: Replace Domestic Water Heaters**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$11,440	Unassigned

**Updated:** APR-08

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

The majority of domestic hot, cold and recirculation piping is insulated with fiberglass insulation.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	FEB-08

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

Soil vents are PVC plastic with spun aluminum flashing at the roof. Sanitary waste piping is PVC plastic.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	FEB-08

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

Piping is PVC plastic and have internal rain water leaders discharging to the ground surface through the base of exterior walls. The rain water drainage piping also equipped with electrical heat tracing at the discharge end.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**D2040.02.04 Roof Drains\***

Roof drains are equipped with ballast guards. Roof also has overflow scuppers on the peripheral parapet walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	FEB-08

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

Incoming natural gas supply line rated at 140.5 cubic meters/hr. Gas distribution piping to heating boilers, domestic hot water heaters, humidifier and make up air unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	60	FEB-08

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

Boiler #1:  
 Allied Engineering Company - Super Hot  
 Model #: AAE-1800-N-E-M  
 Serial #: AAA-9019  
 Type: Natural Gas  
 Input: 1,800,000 BTU/hr  
 Heating Surface: 63 sq ft

Boiler #2:  
 Allied Engineering Company - Super Hot  
 Model #: AAE-1800-N-E-M  
 Serial #: AAA-9020  
 Type: Natural Gas  
 Input: 1,800,000 BTU/hr  
 Heating Surface: 63 sq ft

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	35	FEB-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
528	kW

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$110,282	Unassigned

**Updated:** APR-08

**D3020.02.02 Chimneys (&Comb. Air)\*\***

The boiler units and the domestic hot water heaters tie into a common insulated chimney. Size unknown due to concealment from insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Chimneys (&Comb. Air)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$17,160	Unassigned

**Updated:** APR-08

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

Manual closed loop descaling chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Air handling unit (AHU) #1 is located in the penthouse and AHU #2 is located on the rooftop. AHU #1 serves the common areas and classrooms / offices. AHU #2 serves the gymnasium.

AHU #1: Penthouse  
 Engineered Air (Eng A)  
 Model #: LM-21-C  
 Serial #: S34365 AHU-1  
 Supply fan capacity: 20,000 CFM  
 Return fan capacity: 19,000 CFM

AHU #2: Rooftop  
 Engineered Air (Eng A)  
 Model #: LM-10-C0  
 Serial #: S34365 AHU-2  
 Supply fan capacity: 10,000/5,000 CFM  
 Return fan capacity: 9,290/4,645 CFM

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Air Handling Units: Air Distribution**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$102,960	Unassigned

**Updated:** APR-08

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

Disposable cellulose filter packs on AHUs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Branched sheet metal ducting throughout school. The branched ducting contains motorized and manual controlled dampers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Square ceiling air supply diffusers in classrooms, offices and some corridors. Some corridors have terminal circular air supply diffusers. Vents on ducts provide ventilation to the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Insulated supply and return heating hot water distribution to perimeter finned tube radiators throughout school. Type and size unconfirmed due to concealment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	FEB-08

**Event: Replace Hot Water Distribution Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$314,600	Unassigned

**Updated:** APR-08

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

Various Penn Ventilation Inc. centrifugal bell fans located on rooftop, model DX06B. Corridors and washrooms have axial exhaust fans on rooftop. Science lab fume hood and CTS room also have dedicated rooftop exhausts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$17,160	Unassigned

**Updated:** APR-08



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

Low velocity exhaust air ductwork to vent air outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Egg crate exhaust air grilles on ceiling and walls in classrooms, offices and corridors. Gymnasium exhausted through vents on walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Secespol heat exchanger located in main mechanical room and it is on a glycol loop.

Secespol  
 Type: brass plate  
 Serial #: 02-L-060-034-004

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Heat Exchanger**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$19,448	Unassigned

**Updated:** APR-08

**D3050.01.04 Unit Air Conditioners\*\***

Two Carrier units located on the rooftop:

Carrier  
 Serial #: 1403E19183  
 Model #: 38TKB060340  
 Refrigerant: R-22, 8.5 lbs  
 Serves the Library only.

Carrier  
 Serial #: 2502Y20121  
 Model #: 38AN009110  
 Refrigerant: R-22, 1.4 lbs  
 Serves the LAN room only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Unitary Air Conditioning Equipment**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$45,760	Unassigned

**Updated:** APR-08

**D3050.02 Air Coils\*\***

Unit mounted heating coils installed on both Eng A AHUs to temper the supply air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Air Coils**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$17,160	Unassigned

**Updated:** APR-08

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

Nortec humidifier located in the penthouse to provide low pressure steam to humidification deck on AHU #1.

Nortec  
 Model #: GHMC 200NHA  
 Serial #: 634069GND01  
 Type: Natural gas  
 Input: 214,000 btu/hr

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-08

**Event: Replace Humidifier**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$14,872	Unassigned

**Updated:** APR-08

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

A total of five fan coil units; two in the main mechanical room, one in the penthouse and two in the CTS room. All are Engineered Air (Eng A) models. Data plates on the penthouse and CTS units were inaccessible during the survey.

Mechanical room:  
 Unit #1:  
 Model #: H-1  
 Serial #: E-17113-1

Unit #2:  
 Model #: H-7  
 Serial #: 6-17113-1

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Fan Coil Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$25,740	Unassigned

**Updated:** APR-08

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

Finned tube radiation throughout the school. Suspended ceiling finned tube unit radiators are located in entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	FEB-08

**Event: Replace Finned Tube Radiation**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$171,600	Unassigned

**Updated:** APR-08

**D3060.02 HVAC Instrumentation and Controls**

CSI I-net digital controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2002	30	FEB-08

**Event: Replace HVAC Instrumentation and Controls**

**Concern:**

The on-site electrician explained that the school was having issues with the CSI I-net digital control system and recommended switching to a Siemens controls system to the school board.

**Recommendation:**

Replace existing controls system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$40,040	Low

**Updated:** FEB-08

**D3090 Other Special HVAC Systems and Equipment\***

CTS room has an Eng A make up air unit.

Eng A  
 Model #: HE-70  
 Serial #: S34365 MUA1  
 Supply capacity: 5500 CFM  
 Type: Natural gas  
 Input: 665,500 btu/hr

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
2600	L/s

**D4010 Sprinklers: Fire Protection\***

Entire school is serviced with a wet-pipe multi-zoned sprinkler system. Last tested / inspected by Centrtech in July, 2007

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	60	FEB-08

**D4020 Standpipes\***

School is equipped with a Siamese standpipe on fire service line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	60	FEB-08

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

Wall mounted ABC-type dry chemical fire extinguishers throughout school. Last serviced by Centrtech in July, 2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**S5 ELECTRICAL****D5010.03 Main Electrical Switchboards (Main Distribution)\*\***

Federal Pioneer 800 Amp, 120/208 Volt, 3 phase / 4 wire switchgear located in the main mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	FEB-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
800	amps

**Event: Replace Main Electrical Switchboards (Main Distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$62,920	Unassigned

**Updated:** APR-08

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

Federal Pioneer secondary 225 Amp, 3 phase / 4 wire 42 circuit panelboards located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
225	amps

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$55,484	Unassigned

**Updated:** APR-08

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

Two Square D model 6 motor control centres, one in the main mechanical room and the other in the penthouse. They are both 3 phase / 3 wire.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Motor Starters and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$63,034	Unassigned

**Updated:** APR-08

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

Copper branch wiring throughout the school. Adequate duplex receptacles throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Lighting controls area combination of toggled switches and motion sensor controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Interior lighting is provided by T-8 florescent tube fixtures with T-5 florescent tube lighting in the gymnasium and recessed T-8 florescent pot lights in the central vestibule area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Interior Florescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$143,000	Unassigned

**Updated:** APR-08

**D5020.02.03.02 Emergency Lighting Battery Packs\*\***

Emergency lighting is provided by Lithonia Lighting 12 VDC battery packs with integral and remote halogen lamps throughout the school. A low voltage relay for the remote emergency lighting is located in the main mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2002	20	FEB-08

**Event: Repair Emergency Lighting Battery Packs**

**Concern:**

Lithonia Lighting emergency battery pack located in the penthouse tested faulty during the survey.

**Recommendation:**

Test all battery pack emergency light fixtures and replace batteries as needed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,860	Medium

**Updated:** FEB-08

**Event: Replace Emergency Lighting Battery Packs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$29,744	Unassigned

**Updated:** APR-08

**D5020.02.03.03 Exit Signs\***

Exit signs are LED fixtures and are located at all exits and egress corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

150 Watt exterior incandescent fixtures located above doorways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
150	watts

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

100 Watt exterior metal halide wall mounted fixtures located along periphery of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

<u>Capacity Size</u>	<u>Capacity Unit</u>
100	watts

**D5020.03.01.05 Other Exterior Fixtures - Overhead Lamp Standards\***

Overhead lamp standards provide area lighting in the parking lots and playground area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Exterior lighting is controlled via photocell and timers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

EST Quickstart intrusion and fire detection panel located in the general office with a keypad located in the main entrance way. The Quickstart panel is equipped with a fire alarm booster power supply. Terminal devices include manual pull stations, smoke and EST heat rise detectors with EST horn and strobe fire alarms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-08

**Event: Replace Detection and Fire Alarm**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$51,480	Unassigned

**Updated:** APR-08



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

EST Quickstart intrusion detection panel located in the general office. Terminal devices include remote motion sensors in hallways and offices and contacts on the exterior doors. The computer room is equipped with with a DSC Power Series intrusion panel. Some lifecycle replacement costs are included above in D5030.01 Detection and Fire Alarm\*\*.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-08

**Event: Replace Intrusion Detection**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$13,728	Unassigned

**Updated:** APR-08

**D5030.02.04 Video Surveillance\*\***

Three wall mounted CCTV surveillance cameras located on exterior walls provide video surveillance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-08

**Event: Replace Video Surveillance**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$28,600	Unassigned

**Updated:** APR-08

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

Individual battery-operated wall clocks in classrooms, corridors, and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-08

**D5030.04.01 Telephone Systems\***

Central telephony provided by Nortel Networks - Norstar. It is integrated with a Rauland Telecentre public address (PA) system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-08

**D5030.04.05 Local Area Network Systems\***

SuperNet wireless internet system with D-Link wireless routers throughout school. Cat 5 voice jacks and Cat 6 data jacks systems installed in the school. A Channel Vision broadband distribution amplifier is located in the server room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Public address (PA) system is a Rauland Telecenter unit. The PA system is integrated with microphones, local and gymnasium speakers, bells and alarms. It has terminal devices in classrooms with speakers in corridors, gymnasium and exterior.

Gymnasium has a Peavey speaker system with it's own amplifier, TOA 900 Series.

Individual classrooms have Altec Lansing speaker systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	FEB-08

**Event: Replace Public Address and Music Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$28,600	Unassigned

**Updated:** APR-08

**D5030.06 Television Systems\***

Television sizes range from 21 inch to 27 inch CRT with VHS and DVD players available for use in classrooms. Vintage approximately 2002. Some classrooms are equipped with SMART boards. Fixed and portable overhead projectors are available for individual classroom use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**D5090.01 Uninterruptible Power Supply Systems\*\***

School is equipped with a Pelco uninterruptible power supply (UPS) system dedicated to the LAN system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

**Event: Replace Uninterruptible Power Supply**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$1,716	Unassigned

**Updated:** FEB-08

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.02 Library Equipment\*

Wooden fixed and movable shelving, desks, chairs, TVs,VHS players, computers, Smart Boards, digital video projectors, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Suspended theatrical lighting, sound system and drop-down projector screen in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

### E1020.07 Laboratory Equipment\*

Fume hood and flammable storage locker with dedicated exhaust systems, laboratory desks, microscopes, Bunsen burners, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Electronic score clocks, motorized basketball backboards, volleyball / badminton nets, mattresses and miscellaneous sports gear.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

### E2010.02 Fixed Casework\*\*

Painted and clear finish wood coat racks, book shelves, Science lab desks /counters and cabinets, etc. Clear finish display case in the central atrium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	35	FEB-08

#### Event: Replace Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$228,342	Unassigned

**Updated:** APR-08

**F1010.02.04 Portable and Mobile Buildings - CR155\***

Three identical portable classrooms were added to the elementary school wing during original construction in 2002. Identifiers used in this survey correspond to floor plans provided.

**Architectural:** wood framed construction on wood blocking and concrete pads. Envelope includes EIFS to match the main school, metal and glass windows with fixed and operable IGUs in aluminum frames and two-ply modified bituminous membrane (SBS) roofing. Roofs are sloped to gutters along the roof edge and drain by metal downspouts to the sod adjacent to the building footprint. Interior components include resilient sheet flooring, painted gypsum walls, suspended acoustic tile ceilings, painted/clear finished millwork, fixed and sliding dry erase whiteboards, tack boards, electronic SMART Boards, ceiling suspended projectors and wall-mounted televisions with DVD/VHS players.

**Mechanical:**The portable unit mechanical systems are integrated with the main building systems and have ceiling mounted and periphery radiation units as well as ceiling ventilation diffusers Wall-mounted ABC-type dry chemical fire extinguishers in each portable.

**Electrical:** power fed from main building into 125 Amp, 120/208 Volt, 3-phase, 4-wire 120/208 distribution panelboards in each unit. Data, telephone, intercom and fire alarm systems are integrated with the main building systems. Fluorescent T-8 strip lighting, battery-pack emergency lights with halogen lamps and illuminated exit signs in each unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2002	0	FEB-08

**Event: Repair Differential Settlement Issues.**

**Concern:**

Differential settlement between the portables and the main school has damaged floor and wall finishes at the entrance doors from the main school corridor. The transition does not appear to pose a trip hazard.

**Recommendation:**

Monitor the portable buildings for continued settlement. A provisional allowance for repair of the foundations to the portables if settlement issues continue has been provided. Install expansion joint threshold covers at the junction of the portable and main school hallway flooring. Seal wall separations at the doorway from the main school hallway and portable units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$9,724	Medium

**Updated:** APR-08

**F1010.02.04 Portable and Mobile Buildings - CR156\***

Three identical portable classrooms were added to the elementary school wing during original construction in 2002. Identifiers used in this survey correspond to floor plans provided.

**Architectural:** wood framed construction on wood blocking and concrete pads. Envelope includes EIFS to match the main school, metal and glass windows with fixed and operable IGUs in aluminum frames and two-ply modified bituminous membrane (SBS) roofing. Roofs are sloped to gutters along the roof edge and drain by metal downspouts to the sod adjacent to the building footprint. Interior components include resilient sheet flooring, painted gypsum walls, suspended acoustic tile ceilings, painted/clear finished millwork, fixed and sliding dry erase whiteboards, tack boards, electronic SMART Boards, ceiling suspended projectors and wall-mounted televisions with DVD/VHS players.

**Mechanical:**The portable unit mechanical systems are integrated with the main building systems and have ceiling mounted and periphery radiation units as well as ceiling ventilation diffusers Wall-mounted ABC-type dry chemical fire extinguishers in each portable.

**Electrical:** power fed from main building into 125 Amp, 120/208 Volt, 3-phase, 4-wire 120/208 distribution panelboards in each unit. Data, telephone, intercom and fire alarm systems are integrated with the main building systems. Fluorescent T-8 strip lighting, battery-pack emergency lights with halogen lamps and illuminated exit signs in each unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	APR-08

**Event: Repair Differential Settlement Issues.**

**Concern:**

Differential settlement between the portables and the main school has damaged floor and wall finishes at the entrance doors from the main school corridor. The transition does not appear to pose a trip hazard.

**Recommendation:**

Monitor the portable buildings for continued settlement. A provisional allowance for repair of the foundations to the portables if settlement issues continue has been provided. Install expansion joint threshold covers at the junction of the portable and main school hallway flooring. Seal wall separations at the doorway from the main school hallway and portable units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$9,724	Medium

**Updated:** APR-08

**F1010.02.04 Portable and Mobile Buildings - CR157\***

Three identical portable classrooms were added to the elementary school wing during original construction in 2002. Identifiers used in this survey correspond to floor plans provided.

Architectural: wood framed construction on wood blocking and concrete pads. Envelope includes EIFS to match the main school, metal and glass windows with fixed and operable IGUs in aluminum frames and two-ply modified bituminous membrane (SBS) roofing. Roofs are sloped to gutters along the roof edge and drain by metal downspouts to the sod adjacent to the building footprint. Interior components include resilient sheet flooring, painted gypsum walls, suspended acoustic tile ceilings, painted/clear finished millwork, fixed and sliding dry erase whiteboards, tack boards, electronic SMART Boards, ceiling suspended projectors and wall-mounted televisions with DVD/VHS players.

Mechanical: The portable unit mechanical systems are integrated with the main building systems and have ceiling mounted and periphery radiation units as well as ceiling ventilation diffusers. Wall-mounted ABC-type dry chemical fire extinguishers in each portable.

Electrical: power fed from main building into 125 Amp, 120/208 Volt, 3-phase, 4-wire 120/208 distribution panelboards in each unit. Data, telephone, intercom and fire alarm systems are integrated with the main building systems. Fluorescent T-8 strip lighting, battery-pack emergency lights with halogen lamps and illuminated exit signs in each unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	APR-08

**Event: Repair Differential Settlement Issues.**

**Concern:**

Differential settlement between the portables and the main school has damaged floor and wall finishes at the entrance doors from the main school corridor. The transition does not appear to pose a trip hazard.

**Recommendation:**

Monitor the portable buildings for continued settlement. A provisional allowance for repair of the foundations to the portables if settlement issues continue has been provided. Install expansion joint threshold covers at the junction of the portable and main school hallway flooring. Seal wall separations at the doorway from the main school hallway and portable units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$9,724	Medium

**Updated:** FEB-08

**F1010.02.05 Grandstands and Bleachers\*\***

Motorized composite steel, wood and plastic bleachers in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	FEB-08

**Event: Replace Grandstands and Bleachers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$93,808	Unassigned

**Updated:** APR-08

**F1020.02.13 Paint Booths\***

Paint booth in the CTS workshop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**F1040.06 Other Special Facilities\***

Welding booth in the CTS workshop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**F2020.01 Asbestos\***

No known or reported asbestos. Based on the age of this school, friable (readily crumpled or pulverized by hand) sources of asbestos are not anticipated to be present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**F2020.04 Mould\***

No known or reported mould at this school. No conditions suitable for mould growth were observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**F2020.09 Other Hazardous Materials\***

None known or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Two designated handicap parking stalls with pavement markings and curb reduction are located in the main parking area. Pathways are sound and clear of obstructions. Pavement markings were partly obscured by snow cover during the survey and no signage was posted. It is recommended to add a sign post with international symbols (under \$1,000).

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	FEB-08

**K4010.02 Barrier Free Entrances\***

The main entrance doors are equipped with powered door openers and the threshold is flush with interior and exterior grades.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	FEB-08

**K4010.03 Barrier Free Interior Circulation\***

Unobstructed paths of travel and maintained and doors have lever-type handsets.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	FEB-08

**K4010.04 Barrier Free Washrooms\***

Student washrooms and change rooms have barrier free toilets and accessories.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	FEB-08



# RECAPP Facility Evaluation Report



## Gus Wetter School

S2925

Castor

<b>Facility Details</b>	
<b>Building Name:</b>	Gus Wetter School
<b>Address:</b>	
<b>Location:</b>	Castor
<b>Building Id:</b>	S2925
<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>	Goldier Associates Ltd.
<b>Evaluation Date:</b>	November 29 2007
<b>Evaluator Name:</b>	Peter Tattersall

**Total Maintenance Events Next 5 years:                   \$74,360**  
**5 year Facility Condition Index (FCI):                               0%**

**General Summary:**

Gus Wetter School site is located on the north side 51 Avenue in Castor, Alberta. There is asphalt-paved roadways, bus off-loading and parking along the southern boundary and gravel surfaced parking along the north boundary of the site. The asphalt-paved parking lot is improved with car plug-ins and two designated handicap parking stalls with pavement markings and curb reductions. Cast in place concrete sidewalks order the parking areas and provide pedestrian access to the main entrances to the school. Manicured lawns with in-ground irrigation surround the school on all sides and grassed sports fields occupy the east and west parts of the site. The sports field to the east is improved with a crushed aggregate running track. Community-owned playground equipment in the west play areas are considered to be beyond the scope of this assessment and have not been included herein. A metal siding storage shed is located in the grassed area east of the north entrance to the school. A radio tower and associated equipment storage shed is located west of the north entrance to the school.

Site maintenance personnel reported that the power supply to the school is marginal and does not fully meet their demands. Allowances for upgrades to the site power supply are provided herein.

The site improvements are generally in good overall 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****G2010.02.01 Aggregate Roadway (Gravel)\***

The access road to the north parking lot is compacted gravel and was partly snow covered during the survey.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	10	FEB-08

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

The south parking lot is accessed by two asphalt-paved roadways from 51 Avenue. The throughfare asphalt-paved roadway and drop-off zone is divided from the main parking lot by a cast in place concrete median.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-08

**Event: Replace Flexible Pavement Roadway**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$31,231	Unassigned

**Updated:** APR-08

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

The on-site roadways are edged with cast in place concrete curbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**G2020.02.01 Aggregate Parking Lots (Gravel)\***

The north parking lot is gravel paving and was partly snow covered during the survey.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	10	FEB-08

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

The main parking lot is paved with asphalt and was partly snow covered during the survey. Two handicap parking stalls are provided, complete with curb reduction and pavement markings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	FEB-08

**Event: Replace Flexible Paving Parking Lots**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$28,257	Unassigned

**Updated:** APR-08

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

North and south parking lots are edged with cast in place concrete curbs. The south parking lot is divided from the drop-off zone / on-site asphalt roadway by a cast in place concrete traffic median.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**G2020.06.03 Parking Lot Signs\***

Reflective signs on steel posts denoting staff parking are provided. Handicap parking stalls do not have signs with international symbols (refer to K4010.01 Barrier Free Route: Parking to Entrance).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**G2020.06.04 Pavement Markings\***

Line paint for individual parking stalls provided in the south (asphalt) parking lot. Handicap stalls have international paint markings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Parking lot areas are edged with cast in place concrete sidewalks. Concrete sidewalks lead from parking areas to the main entrance and entrances at each end of the school. Sidewalks were cleared of snow during the survey.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-08

**Event: Replace Rigid Pedestrian Pavement**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$154,669	Unassigned

**Updated:** APR-08

**G2040.02.01 Chain Link Fences and Gates\***

A secured storage yard with chain link fencing and gates is accessed from the north gravel parking lot and is adjacent to the CTS wing of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-08

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

The running track in the east sports field consists of crushed aggregate.  
 The outdoor basketball court is paved with asphalt.  
 Sports fields are grass covered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-08

**Event: Replace Athletic and Recreational Surfaces**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$17,732	Unassigned

**Updated:** APR-08

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

Anchored metal and wood bench seating, steel bicycle racks and waste bins, steel and wood picnic tables, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**G2040.06 Exterior Signs\***

Name banner signage on the wall near the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**G2040.08 Flagpoles\***

Brushed aluminum flagpole with internal lanyard is within the walkways in front of the main school entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**G2040.09 Covers and Shelters\***

A painted wood shed west of the north entrance house relay equipment associated with the adjacent radio tower.  
 A metal clad storage shed is located in the grassed area east of the CTS wing of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**G2050.01 Irrigation Systems\***

In-ground irrigation is provided for the lawns surrounding the school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Manicured lawns surround the school building on all sides and were partly snow covered during the survey.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	FEB-08

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

Immature evergreens and deciduous trees are planted within the lawns in front (west) of the school.  
Sports fields and pay areas are grassed.  
The ground surface was partly snow covered during the survey.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	0	FEB-08

**G2050.07 Planting Accessories\***

Rakes, shovels, portable hoses, bags of mulch, etc. are stored in the metal clad storage building.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	FEB-08

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

150 mm dia. domestic water main supplies municipal water supply to the school from neighbouring streets.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	FEB-08

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

200 mm dia. fire sprinkler and standpipe line provides dedicated water supply of fire suppression.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	FEB-08

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

150 mm. dia. sanitary sewer line discharges to the municipal sanitary sewer system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	FEB-08

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

Storm water for roof drains discharge to the ground surface near the building footprints.  
 Surface water from the gravel parking lot is directed via surface runoff to unmaintained grassed fields to the north.  
 Surface water from the asphalt-paved parking lot is directed toward on-site catch basins that drain to the municipal storm sewer system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**G3060.01 Gas Distribution\***

50 mm. Gas supply and distribution main from neighbouring streets supply the gas supply to the site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**G4010.01 Electrical Substations\***

Utility owned transformer is located off-site adjacent to the southeast corner of the property.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2002	0	FEB-08

**Event: Repair Power Supply To The Site.**

**Concern:**

On-site maintenance personnel report the power supply to the site is marginal and does not fully meet their current demand.

**Recommendation:**

Action from the utility provider (Enmax) is required to meet the school requirements.  
 A budget allowance is provided for upgrading the power supply to the site.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$74,360	Medium

**Updated:** APR-08

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

Buried conductors from the service transformer to the main electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Site-owned switchgear and distribution panelboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

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

Car plug-ins are provided for the main (south) parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08

**G4020.01 Area Lighting\***

Wall-mounted high intensity discharge (HID) fixtures along the school periphery.

Overhead lamp standards on concrete pedestals are provided for both north and south parking lots and for the playground equipment in front (west) of the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-08