

RECAPP Facility Evaluation Report

Ft Vermilion School Div #52



Florence MacDougall Community School

B3539A

High Level

Facility Details	
Building Name:	Florence MacDougall Comr
Address:	10802 Rainbow Boulevard
Location:	High Level
Building Id:	B3539A
Gross Area (sq. m):	0.00
Replacement Cost:	\$7,993,713
Construction Year:	0

Evaluation Details	
Evaluation Company:	PGA Architects Ltd.
Evaluation Date:	November 30 2006
Evaluator Name:	Peter Komuniecki B. Mngt

Total Maintenance Events Next 5 years: \$216,200
5 year Facility Condition Index (FCI): 2.70%

General Summary:

This single storey Florence MacDougal Community School was constructed in 1983 with total capacity of 321 students. A major modernization of East portion of the interior adjacent to the gym have been performed in 1997. Set of 2 portables (1992) is attached to the West elevation and set of 2 portables (1997) is attached to the North elevation.

Structural Summary:

The main building is concrete foundation with masonry units supporting steel beams and metal deck. Building appears to be in very good structural condition.

Envelope Summary:

The exterior walls are composed of standard brick and preformed vertical ribbed metal fascia throughout the facility. Double glazed aluminum framed windows, steel-framed storefronts and Build-up roofing are part of the envelope structure. The building envelope appears to be in very good condition.

Interior Summary:

Primarily concrete block partitions and some drywall partitions over steel studs in administration area. Combination of carpet and resilient flooring throughout the facility. Concrete walls painted with "DESCO GLAZETITE" throughout. Ceilings are acoustic tile and T-bar grid throughout. The building interior finished are in good condition.

Mechanical Summary:

Ventilation is provided by three central air handling units complete with heating coils, evaporative humidifier and mixing box section. Six rooftop units provide heating and ventilation to 1997 addition. Four furnaces provides heating and ventilation to 1992 addition. Heating system is fed from two gas fired boilers located in mechanical room. Direct return piping system to unit heaters, force flow heaters, reheat coils and radiation. Domestic water system consist of two gas fired water heaters and copper piping distribution to plumbing fixtures. Domestic water heaters were replaced in 2003. All domestic piping system and plumbing fixtures are original from 1983. No designated A/C unit for computer lab. The mechanical systems are in generally good condition throughout the building.

Electrical Summary:

The electrical power distribution system has adequate capacity to meet present and future requirements. The entire interior lighting was upgraded for energy efficiency in 2001. The fire alarm system need to be replaced as per life cycle replacement requirements and the new system shall be designed and installed as per recent code requirements. The telephone system also need to be replaced with more advanced telephone system. The electrical systems are well maintained and in good condition.

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

S1 STRUCTURAL**A1010 Standard Foundations***

Concrete standard foundation throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-07

A1030 Slab on Grade*

Concrete slab on grade throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-07

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

Standard brick throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	MAR-07

B1010.05 Mezzanine Construction*

Cast in place concrete floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	80	MAR-07

B1020.01 Roof Structural Frame*

Structural metal framing and metal deck throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	MAR-07

B1020.04 Canopies*

East Side - Main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-07

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin***

Standard brick throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	75	MAR-07

B2010.01.06.03 Metal Siding**

Preformed vertical ribbed metal fascia throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	MAR-07

B2010.01.09 Expansion Control: Exterior Wall Skin*

Expansion control at all brick masonry location.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	75	MAR-07

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

Concrete masonry units throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	MAR-07

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

50 mm rigid insulation on air/vapor barrier membrane on all elevations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07

B2010.06 Exterior Louvers, Grilles, and Screens*

Mechanical Room Grill - West Side

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07

B2010.09 Exterior Soffits*

Preformed horizontal ribbed metal soffit at the main entrance canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07

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

Double glazed aluminum framed windows throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-07

B2030.01.02 Steel-Framed Storefronts**

East elevation - Main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

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

60% of the facility

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

Event: Replace Built-up Roofing

Concern:

Built-up roofing portion of the building has reached it's life expectancy.

Recommendation:

Built-up roofing portion of the building (approximately 2000 sq.m.) needs to be re-roofed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$40,000	Unassigned

Updated: MAR-07

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

30% of the facility

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	MAR-07

B3010.07 Sheet Metal Roofing**

10% of the entire facility - East portion of the Gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	MAR-07

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

South Side - Roof access of the mechanical room.
North Side - Roof access of the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

"DESCO" GLAZETITE painted masonry blocks partitions throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	MAR-07

C1010.02 Interior Demountable Partitions*

Vinyl partitions in Principle office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

C1010.03 Interior Operable Folding Panel Partitions**

Music Room - acoustic accordion partition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

C1010.05 Interior Windows*

Library

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-07

C1020.01 Interior Swinging Doors**

Throughout facility

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-07

C1020.03 Interior Fire Doors*

Doors exiting all corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-07

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

Pre-fabricated metal compartments in all Boys and Girls wash rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

C1030.14 Toilet, Bath, and Laundry Accessories*

All wash rooms - soap dispenser, hand dryer,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	MAR-07

C2010 Stair Construction*

Cast in Place concrete

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	MAR-07

C2020.08 Stair Railings and Balustrades*

50 mm metal pipe railing along mezzanine/mechanical room stairs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-07

C3010.01 Concrete Wall Finishes*

"DESCO" GLAZITATE finish at all concrete block locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	MAR-07

C3010.02 Wall Paneling**

Cork wall paneling - principle office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

C3010.04 Gypsum Board Wall Finishes*

General administration area and 1 wall in library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	60	MAR-07

C3010.06 Tile Wall Finishes**

All washrooms throughout facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-07

C3010.12 Wall Coverings**

Special needs room - wall paper

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	15	MAR-07

C3020.01.02 Paint Concrete Floor Finishes**

Mechanical Room (Mezzanine)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	10	MAR-07

C3020.02 Tile Floor Finishes**

General Office area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	50	MAR-07

C3020.04 Wood Flooring**

Hardwood flooring in Gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	MAR-07

C3020.07 Resilient Flooring**

Most of the classrooms, hallways and general areas. School implements annual floor covering replacement program.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	MAR-07

C3020.08 Carpet Flooring**

Administration area, library, Kindergarten.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	15	MAR-07

C3020.11 Floor Painting

Gym

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	5	MAR-07

C3030.04 Gypsum Board Ceiling Finishes*

All washrooms, janitors room, storage and mechanical rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-07

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

Throughout facility except for C3030.04

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

Event: Replace suspended T-bar ceiling

Concern:

Suspended T-bar ceiling has reached it's life expectancy

Recommendation:

Replace suspended T-bar ceiling approximately 2500 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$55,000	Medium

Updated: MAR-07

S4 MECHANICAL

D2010.01 Water Closets**

Floor mounted, vitreous china flush valve units with open front seats. Floor mounted flush tank with regular bowl serving staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	MAR-07

D2010.02 Urinals**

Urinals are vitreous china equal to American Standard "stallbrock" complete with Waltec trim and strainer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	MAR-07

D2010.03 Lavatories** 2003

Stainless steel, counter-top lavatories complete with battery/ hard wire operated faucet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	35	MAR-07

D2010.04 Lavatories ** 1983

Single compartment, vitreous china sinks equal to American Standard complete with polished chrome faucets (standard or push-button type).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1983	30	MAR-07

Event: Replace Sinks

Concern:

The existing lavatories are old and pass expected life.

Recommendation:

Replace existing lavatories with new complete with all faucets. Approximately 6 units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$8,000	Medium

Updated: MAR-07



D2010.04 Sinks**

Rugged molded stone mop service basins, stainless steel drain body complete with joint connector for drain pipe. Stainless steel classrooms sinks equal to Kil, complete with Waltec trim, hand bubbler and crumb cup strainer. Stainless steel, triple compartment sink in the Kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

D2010.08 Drinking Fountains / Coolers**

Drinking fountains are stainless steel, located located in corridors of the school. All units are complete with bubbler, automatic stream regulator and self-closing valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping for distribution of domestic water to plumbing fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-07

D2020.01.02 Valves: Domestic Water**

All domestic water valves are original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow prevention on make-up to heating system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-07

Event: Replace Backflow Preventors

Concern:

Existing backflow preventors have reached it's life expectancy.

Recommendation:

Replace backflow preventors on make-up water to heating system.

Install new backflow valve on main domestic water supply.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,200	High

Updated: MAR-07

D2020.02.02 Plumbing Pumps: Domestic Water**

One in-line recirculation pump replaced in 2003. Capacity and manufacturer unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	MAR-07

D2020.02.06 Domestic Water Heaters**

Two Bradford-White gas fired domestic water heaters located in mechanical room. 200 gallons capacity, 150MBH heating output each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	MAR-07

D2020.03 Water Supply Insulation: Domestic*

All domestic water lines are insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07

D2030.01 Waste and Vent Piping*

Sanitary piping system to municipal service, cast brass type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-07

D2040.01 Rain Water Drainage Piping Systems*

Original cast iron storm lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-07

D2040.02.04 Roof Drains**

Roof drains are sump type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-07

D3010.02 Gas Supply Systems*

Original gas service to boilers, domestic water heaters, furnaces and roof top units serving portable classrooms. Malleable iron type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	60	MAR-07

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

Two gas fired boilers equal to Laars 500MBH heating output each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	35	MAR-07

Event: Replace Heating Boilers

Concern:

Units are reaching its life expectancy and beginning to show signs of deterioration

Recommendation:

Replace existing boilers. Install new headers complete with insulation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$45,000	High

Updated: MAR-07

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

The existing chimneys are Type-B vents. Combustion air duct is galvanized type. Vents shall be upgraded when new boilers are installed. Refer to section D3020.02.01 for cost details.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

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

Chemical pot feeder installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

D3020.03.01 Furnaces**

Four D'Air furnaces serving 1992 addition. S/A =1,600 cfm , htg. Output = 90 MBH each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	25	MAR-07

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

Type -B vents, up thru roof, complete with rain caps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-07

D3040.01.01 Air Handling Units: Air Distribution**

Total of three central air handling units with supply fan, heating coil, evaporative humidifier, filters and mixing box sections. Separate return fans provided. Minor maintenance repairs required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

D3040.01.02 Fans: Air Distribution*

Supply air fans serving three air handling units equal to Trane: SF-1 (3090 l/s), SF-2 (1935 l/s) and SF-3 (5565 l/s). Return air fans are tube axial, belt driven, equal to Sheldons: RF-1 (2665 l/s), RF-2 (1335 l/s) and RF-3 (3885 l/s). All fans have adequate capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

Disposable filter media replaced regularly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

D3040.01.04 Ducts: Air Distribution*

The existing air distribution system is adequate for current load. Some minor maintenance repair is required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Majority of S/A diffusers are clg. mounted square type equal to Titus. Egg crate type for exhaust and return air purposes. Installation of two extra S/A grilles is recommended in gymnasium area. Grilles shall be duct mounted type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

D3040.03.01 Hot Water Distribution Systems**

Hot water heating piping system is cast iron. System is serving air handling unit's heating coils, reheat coils, unit heaters, radiation and forced flow heaters. Insulation appears adequate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-07

D3040.04.01 Fans: Exhaust**

Total five (5) roof mounted exhaust fans adequate capacity equal to Delhi, complete with back draft dampers. Three (3) additional adequate capacity exhaust fans equal to Nutone, serving Compact#162, Kitchen and Staff Lounge. Installation of new clg. counted exhaust fan serving janitor room, complete with all associated ductwork is recommended.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	MAR-07

D3050.01.01 Computer Room Air Conditioning Units**

Computer classroom does not have air conditioning unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1983	30	MAR-07

Event: Install Air Conditioning in Computer Room

Concern:

There is no designated air conditioning unit serving computer classroom.

Recommendation:

In order to meet present code requirements and provide adequate space temperature control , installation of air conditioning unit is required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$22,000	High

Updated: MAR-07

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

6 rooftop units serving 1997 addition. Lennox Model: RTG16-125, htg. Input= 125MBH, output= 100MBH.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	30	MAR-07

D3050.03 Humidifiers**

Evaporative humidifiers serving air handling units equal to Nortec Model: NEMC. Upgraded approximately in 1992.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-07

D3050.05.06 Unit Heaters**

Two unit heaters in gymnasium area, complete with louver cone diffuser equal to Mark Hot V-80. One unit heater in mechanical room serving combustion air duct equal to Mark Hot H-98. One unit heater in Emergency Generator Room equal to Mark Hot H-16.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

D3060.02.01 Electric and Electronic Controls**

Existing electric control system. No.D.D.C. Installation of new EMCS control system is recommended when new boiler plant is installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Fire extinguishers located throughout and service annually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

The main transformer for the facility is Pad-mounted transformer. The primary service is underground from the service point to the transformer, and second service to the building main distribution is underground as well. The existing service is 800A, 120/208V, 3 phase, 4 wire.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	MAR-07

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

120/208V 800A main distribution panelboard has sufficient space for future use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	MAR-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	800	amps	

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

All the panels have more than 10% space for future expansion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Various	amps	

D5010.07.02 Motor Starters and Accessories**

The starters have been upgraded as per mechanical equipment changes and some maintenance replacements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	Various	N/A	

D5020.01 Electrical Branch Wiring*

Most wirings is dated from 1983. Some lighting wirings were replaced during the lighting upgrading in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	MAR-07

D5020.02.01 Lighting Accessories (Lighting Controls)*

Most lights are controlled by local switches; the hallway lights are control in the main office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07

D5020.02.02.01 Interior Incandescent Fixtures*

All the lamps are energy efficient compact incandescent lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	MAR-07

D5020.02.02.02 Interior Florescent Fixtures**

All the existing florescent fixtures are retrofit to energy efficient T-8 lamps and electronics ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D5020.02.03.03 Exit Signs*

The exit signs were retrofit with LED type lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

All original fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07

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

All outdoor lights are controlled by photocell / timer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07

D5030.01 Detection and Fire Alarm**

Most of fire alarm system still meets code requirements and is being tested annually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

Event: Replace fire alarm system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$55,000	Low

Updated: MAR-07

D5030.02.01 Door Answering*

The door push button in the front building that is connected into the PA system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	25	MAR-07

D5030.02.02 Intrusion Detection**

Pro-5001 system with motion sensors installed in the school hallways and door contactors at all exit doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	MAR-07

D5030.02.03 Security Access**

Access pad installed at school North entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	MAR-07

D5030.03 Clock and Program Systems**

All clocks are powered by 120 Voltage and operate individually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	25	MAR-07

D5030.04.01 Telephone Systems**

The existing Norstar Meridian main machine has limited capacity and functionality for recent school use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

Event: Replace existing telephone system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,000	Low

Updated: MAR-07

D5030.04.03 Call Systems**

Telecor and Interm PA-4000 systems installed and connected with each other to provide paging, call and PA functions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	25	MAR-07

D5030.04.04 Data Systems**

There is no server installed in the school. All the computers are tied to the hub which is connected to the data process center in High Level. The computer network can be accessed through entire school offices and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	MAR-07

D5030.05 Public Address and Music Systems**

See description of item D5030.04.03 Call System

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	20	MAR-07

D5090.01 Uninterruptible Power Supply Systems**

The stand alone UPS unit were only used for school secretary station.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07

D5090.02 Packaged Engine Generator Systems (Emergency Power System)**

A 25KW emergency generator provides power to emergency lighting, exit sign and some telephone/data systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	35	MAR-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

Stacking system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

E1090.03 Food Service Equipment*

Kitchen - popcorn machine, ice machine, hot dog machine.
Utility Room - upright freezer,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

E1090.04 Residential Equipment*

Kitchen - freezer, fridge, stove, microwave, dishwasher
Utility Room - chest freezer, washer, dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Typical elementary school equipment and Jungle Gym
Gym - 6 backstops

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	15	MAR-07

E2010.03.01 Blinds**

Principles office - Vertical blinds
Administration area - roll up window shutters
Classrooms - roll up window shutters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

E2010.03.02 Interior Shutters

Build-in interior shutters - interior serving window in the Kitchen

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-07

E2010.03.06 Curtains and Drapes**

Gym - Manual divider curtain
 Kindergarten - Accordion partition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-07

E2020 Moveable Furnishings*

Library - movable shelvings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-07

F1010.02.04 Portable and Mobile Buildings*

(1997) North-West side of the building - 2 portables with 6 classrooms, gross area 607.3 sq. m. 6 rooftop units serving them
 - Lennox Model: RTG16-125, htg. Input= 125MBH, output= 100MBH.

(1992) South-West side of the building - 2 portables with 4 classrooms, gross area 400 sq. m. fully integrated with the main building with stucco finish and metal pitch roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	25	MAR-07



F2020.01 Asbestos*

No Asbestos concerns noticed or reported at the time of inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-07

F2020.04 Mould*

No mould noticed or reported at the time of inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAR-07

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

Barrier free route from parking to main entrance on East elevation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	MAR-07

K4010.02 Barrier Free Entrances

All entrances to the building are barrier free

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	MAR-07

K4010.03 Barrier Free Interior Circulation

Barrier free interior circulation throughout the entire building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	MAR-07

K4010.04 Barrier Free Washrooms

Girls wash room #137 - 1 barrier free stall with grab bar
 Boys wash room #135 - 1 barrier free stall with grab bar
 Girls wash room #20 - 1 barrier free stall with grab bar
 Boys wash room #24 - 1 barrier free stall with grab bar

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	MAR-07

RECAPP Facility Evaluation Report



Florence Macdougall Community School

S3539

High Level

Facility Details	
Building Name:	Florence Macdougall Comm
Address:	
Location:	High Level
Building Id:	S3539
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	PGA Architects Ltd.
Evaluation Date:	November 30 2006
Evaluator Name:	Peter Komuniecki B. Mngt

Total Maintenance Events Next 5 years: \$240,000
5 year Facility Condition Index (FCI): 0%

General Summary:

The main entrance on the South East side is adjacent to the sidewalk and city service road. School staff and public parking lot bus lines and roadways are located on North East side of the building. School's athletic and recreational grounds are located on the East, North and West side of the property.

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

G1030 Site Earthwork (Site Grading)*

Good positive site grading. Well laid out.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	MAR-07

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

East Side roadway leading to and leaving from parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

Event: Re-surface paved roadways

Concern:

East Side roadway leading to and leaving from parking lot building have reached their life expectancy.

Recommendation:

Re-surface East Side roadway leading to and leaving from parking lot.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$45,000	Low

Updated: MAR-07

G2010.05 Roadway Curbs and Gutters*

East Side roadway leading to and leaving from parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

G2020.02 Flexible Paving Parking Lots(Asphalt)**

East Side parking lot and bus lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	10	MAR-07

Event: Re-surface parking lot and bus lines.

Concern:

East Side parking lot and bus lines have reached their life expectancy.

Recommendation:

Re-surface East Side parking lot and bus lines.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$85,000	Low

Updated: MAR-07

G2020.05 Parking Lot Curbs and Gutters*

East Side parking lot and bus lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1983	25	MAR-07

Event: Repair Parking Lot Curbs

Concern:

Parking lot and roadway curbs are extremely worn out and damaged creating traffic hazard.

Recommendation:

Remove and replace approximately 1500 feet of curbs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$60,000	Low

Updated: MAR-07



G2020.06.01 Traffic Barriers*

South Side of the parking lot - posts and chain

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

G2020.06.03 Parking Lot Signs*

North Side of the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	25	MAR-07

G2020.06.04 Pavement Markings*

Painted lines in parking lot area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

G2030.03 Pedestrian Unit Pavers**

South Side - interlocking single block masonry units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-07

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Cast-in-place sidewalks around the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	15	MAR-07

Event: Re-surface concrete sidewalks

Concern:

Concrete sidewalks around the building have reached their life expectancy.

Recommendation:

Re-surface concrete sidewalks around the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$50,000	High

Updated: MAR-07

G2040.02 Fences and Gates**

Chain link fence along North, East and South property line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07

G2040.03 Athletic and Recreational Surfaces**

West Side - 3 soft base soccer fields,
 (1992) 2 single hoops pavement base basketball fields,
 1 double hoops concrete pad basketball field
 1 baseball diamond
 8 swing sets

1 year old playground equipment

East Side - (2002) 2 swing sets + soft base playground

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-07

G2040.05 Site and Street Furnishings*

5 Metal frame/wooden top benches
 3 Concrete trash and litter receptacles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	15	MAR-07

G2040.05.04 Bicycle Racks

North Side - 6 bike racks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-07

G2040.06 Exterior Signs*

Individual letters spell the school name and are mounted on the East elevation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	25	MAR-07

G2040.08 Flagpoles*

East Side - 3 steel flag poles on concrete pad approximately 6m tall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	MAR-07

G2050.04 Lawns and Grasses*

Mature lawns and grasses around the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	15	MAR-07

G2050.05 Trees, Plants and Ground Covers*

East side - Mature trees and shrubs
 South Side - Young trees and shrubs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	10	MAR-07

G3010.03 Site Fire Protection Water Distribution*

Fire hydrant within 60m from the building on East Side

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	MAR-07

G4010.04 Car Plugs-ins*

Car plug-in provided along the North Side parking lot for each parking stall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

G4020.01 Area Lighting*

West and South side is lit by wall lamps. North parking lot and East side is lit by 13 free-standing pole lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-07

G9090 Other Site Systems*

Outside speakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	20	MAR-07