

RECAPP Facility Evaluation Report

Calgary School District #19



Cecil Swanson Elementary School

B2570A

Calgary

Facility Details	
Building Name:	Cecil Swanson Elementary S
Address:	4820 Rundlewood Drive N. E
Location:	Calgary
Building Id:	B2570A
Gross Area (sq. m):	3,629.33
Replacement Cost:	\$10,492,000
Construction Year:	1980

Evaluation Details	
Evaluation Company:	ARUP DATTA ARCHITECT LTD.
Evaluation Date:	August 16 2012
Evaluator Name:	Brian Dennis

Total Maintenance Events Next 5 years:	\$1,704,172
5 year Facility Condition Index (FCI):	16.24%

General Summary:

Original single storey building was constructed in 1980.
 6 relocatable classrooms with an area totalling 598 sqm. are located on the North side of the original building.
 2 relocatable classrooms indicated on the Calgary Board of Education drawing dated Apr. 99 are no longer on site.
 The calculated gross floor area is 3653 sqm.

Individual portable information is provided on separate data files (reference numbers T4699, T4700, T4701, T4702, T4703 and T4704)

Structural Summary:

The building appears to be constructed of a combination of concrete slab on grade, load bearing concrete block and face brick walls, open web steel joists and metal deck.

Overall, the structure of the building is in acceptable condition.

Envelope Summary:

The building envelope is a combination of face brick, concrete block, T&G wood soffit , prefinished metal flashings, fascias and parapets, and SBS roofing.
 Windows are aluminum units consisting of single exterior pane and single interior pane.

Major work recommended :

- Replace exterior windows
- Replace failed caulking
- Repaint exterior soffits and stairs

Overall the building envelope is in acceptable condition.

Interior Summary:

Major interior materials are resilient tile flooring to most corridors and classrooms, resilient sheet flooring (library and computer lab) and in classroom 111 (formerly stage), carpet flooring is in part of staff room and library.
 wood flooring to the gymnasium, quarry tile in the washroom areas and entrance areas, mosaic flooring in boys washrooms and shower areas (now areas are being used as storage space).Carpet flooring in classrooms and general offices have replaced with new resilient tile in 2010.

Painted metal door frames with painted wood or metal doors. Millwork typically consists of stained plywood doors and drawer fronts with plastic laminate tops. Some countertops have been replaced with a new top consisting of P. Laminate and a clear sealed wood nosing.

Ceilings are generally Acoustic Ceiling Treatment (Suspended T-Bar) and painted gypsum board, with exposed painted metal deck in Gymnasium.

Major work recommended :

- replace resilient sheet flooring in class room 111.

Overall, the school interior finishes are generally in acceptable condition.

Mechanical Summary:

Original building consists of two hot water boilers with circulation pumps to handle perimeter heating.
 Three ventilation systems, main system serves classrooms and office spaces c/w air conditioning, the spray

humidification for the unit has been disabled and is not in use. There are two units that serve the gym and they are only heat/vent units.

The building has 6 portables with separate furnaces.

Overall the Mechanical systems are in acceptable condition.

Electrical Summary:

The main service is rated at 1600A, 120/208V 3-phase, 4-wire. Fluorescent lighting throughout is T-12 with magnetic ballasts. Exit lighting is incandescent. Emergency lighting is fed from battery packs distributed throughout the school. The fire alarm panel is a Simplex 2001. Cat 5 data cabling is run to select locations, with wireless data available throughout the school.

Replace and Upgrade the following:

- 1) Interior fluorescent lighting.
- 2) Exit signs.
- 3) Fire alarm system.

Overall, the electrical systems are Marginal 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 foundations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

A1030 Slab on Grade*

Cast in place concrete slab-on-grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

B1010.01 Floor Structural Frame (Building Frame)*

Wood floor structure to the corridor of portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

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

Concrete masonry block walls are supporting the roof. Some cracking noted at junction of interior and exterior walls North-East corner of Ancillary Art Room. No indication this is significant at present. Should be monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

B1010.05 Mezzanine Construction*

Stage is constructed of wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

B1010.07 Exterior Stairs*

Wood stairs from portable corridors. There were some chips observed to the wood stairs. Painting is almost gone. It require repainting to prevent further deterioration. For painting refer to the B2010.01.13 Paints (&Stains): Ext. Wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

B1010.09 Floor Construction Fireproofing*

This is a single storey building with no basement

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

B1010.10 Floor Construction Firestopping*

Main floor slab on grade with no fire stopping and nothing was visible to mezzanine (stage).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

B1020.01 Roof Structural Frame*

Steel Deck on open web steel joists supported by load bearing concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

B1020.06 Roof Construction Fireproofing*

Single storey building fire proofing is not required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

B1020.07 Roof Construction Firestopping*

Single storey building fire stopping is not required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick masonry veneer over masonry exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

B2010.01.06.03 Metal Siding**

Pre-finished horizontal & vertical metal siding to the courtyard and portable corridors envelope.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-13

Event: Replace metal siding (BOE 45 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$13,750	Unassigned

Updated: JAN-13

B2010.01.09 Expansion Control: Ext. Wall*

Construction joints are provided at periodic intervals between sections of face brick veneer for thermal expansion control. Sealant started coming off. For replacement cost refer to B2010.01.11 Joint Sealers (caulking): Ext. Wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

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

Caulking around the windows, exterior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	20	JAN-13

Event: Remove existing caulking and replace with new caulking (BOE 375 lm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$13,500	Unassigned

Updated: JAN-13

Event: Replace caulking (BOE 80 lm.)

Concern:

Caulking around the clearstory window started coming off. Moss was observed to the clearstory window caulking. Caulking to the control joints is also missing in several locations.

Recommendation:

Remove existing caulking & clean moss and replace with new caulking around the window and replace the caulking to the control joints.

Consequences of Deferral:

Failed caulking permits moisture penetration and damage to building exterior wall

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$2,500	Medium

Updated: JAN-13

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

Painted wood soffit, exterior doors and doors frames have paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	15	JAN-13

Event: Repaint exterior doors and frames (BOE 80 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,000	Unassigned

Updated: JAN-13

Event: Repaint/restain soffits and repaint the door (BOE 50 sqm.)

Concern:

Soffit requires restaining and exterior wood doors from courtyard and exterior wood stairs from portable corridors need repainting.

Recommendation:

Re-stain/ repaint wood soffits & repaint the door.

Consequences of Deferral:

Possible accelerated deterioration of the element.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$3,000	Low

Updated: JAN-13

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

Exterior back-up walls are generally comprised of load-bearing masonry block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

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

Exact nature of this component cannot be confirmed. Insulation likely limited to mineral vermiculite within the cavities of the concrete masonry units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal protection screen on windows adjacent play areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	0	JAN-13

Event: Replace screens

Concern:

Window replacement is recommended. Screens should be replaced at same time as windows.

Recommendation:

Replace screens with type coordinated with new windows.

Consequences of Deferral:

Mounting and operation of existing screens may not relate to new windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$11,266	Medium

Updated: JAN-13

B2010.09 Exterior Soffits*

Painted/ stained T&G wood soffit at main entrance overhang and two other locations to the front. For painting refer to B2010.01.13 Paints (& Stains) : Ext. Wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

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

Original aluminium windows consisting of interior and exterior pane (not a sealed unit).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	40	JAN-13

Event: Replace with sealed windows (BOE 75 sqm.)

Concern:

Condensation and evidence of infiltration (dust/insects) between inner and outer panes.

Recommendation:

Replace with more thermally efficient units.

Consequences of Deferral:

Thermally inefficient building envelope and possible damage to interior finishes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$90,000	Medium

Updated: JAN-13

B2030.01.02 Steel-Framed Storefronts: Doors**

Painted metal insulated doors set in painted metal frames. One storefront doors to the north west entrance includes glazed sidelight. For painting refer to B2010.01.13 Paints (& Stains): Ext. Wall.

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

Event: Replace metal doors (BOE 12 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$28,800	Unassigned

Updated: JAN-13

B2030.02 Exterior Utility Doors - Metal Doors**

Painted metal doors to the gymnasium exits and to the storage room on south west. The doors set in painted metal frames. For painting refer to B2010.01.13 Paints (& Satins) : Ext. Wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-13

Event: Replace with new painted exterior steel doors and reuse hardware (BOE 3 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$3,600	Unassigned

Updated: JAN-13

B2030.02 Exterior Utility Doors - Wood Doors**

Painted exterior wood door to courtyard exit on north side. Peeling painting was observed. For painting refer to B2010.01.13 Paints (& Stains): Ext. Wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-13

Event: Replace with new exterior metal door (BOE 1 door)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$1,200	Unassigned

Updated: JAN-13

B3010.01 Deck Vapour Retarder and Insulation*

No evidence of significant problems, however when existing BUR is removed, insulation and vapor retarder should be thoroughly inspected to determine whether replacement is required at the same time as the roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

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

All Flat roofs and one sloped roof (library) are equipped with a modified bitumen membrane assembly (SBS). No roof leakage was reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	25	JAN-13

Event: Replace SBS roofing (BOE 3640 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$764,400	Unassigned

Updated: JAN-13

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

Steel ladder and pre-fabricated metal roof hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Painted concrete masonry blocks partitions throughout and painted gypsum wallboard partition in some locations. Some movement at the junction of concrete masonry partitions and the junction of concrete masonry and gypsum wallboard partition exist. Slight cracking is not considered unusual for a building of this age.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C1010.02 Interior Demountable Partitions*

Painted and pre-finished vinyl clad demountable partitions in the General Office area and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C1010.03 Interior Operable Folding Panel Partitions** - Accordion style

Accordion style folding partitions in gym and in some classrooms (between room 1 & 2, 3 & 4, 5 & 6) and in staff room.

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

Event: Replace accordion style folding partition (BOE 220 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$176,000	Unassigned

Updated: JAN-13

C1010.03 Interior Operable Folding Panel Partitions** - Panel style

Painted folding panel partition between gym and stage.

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

Event: Replace folding panel partition (BOE 35 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$47,950	Unassigned

Updated: JAN-13

C1010.03 Interior Operable Folding Panel Partitions - Wooden folding door/screen**

Wooden folding door/screen in kitchen.

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

Event: Replacement folding door/screen in kitchen (BOE 1.8 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,500	Unassigned

Updated: JAN-13

C1010.05 Interior Windows*

Interior windows are located at the general offices, some display type windows in the corridors, and within demountable partitions in rooms looking into the Library space. Single glazed interior windows are set in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C1010.06 Interior Glazed Partitions and Storefronts*

Painted steel framed storefronts to the some entry vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C1010.07 Interior Partition Firestopping*

Penetrations through rated walls appear sealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C1020.01 Interior Swinging Doors (& Hardware)*

Typically clear sealed wood doors throughout.- some doors include glazed panel and / or glazed sidelites.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C1020.03 Interior Fire Doors*

Rated doors noted in:

Mechanical Room: 45 min door in 1 1/2 hour frame

Custodian's Rm. (storage): 20 min. Door in 20 min. frame

Doors from school proper to North West portable pod: labelled "fire door" with no time listed on label.

doors at hallway separation doors are solid wood doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C1030.01 Visual Display Boards**

White boards and tack boards are provided in classrooms. Blackboards and smartboards are provided in some classrooms. Tackboards are provided throughout the corridors.

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

Event: Replace Visual Display Boards (BOE 7 blackboards, 20 whiteboards, 90 tackboards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$76,650	Unassigned

Updated: JAN-13

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

Painted metal toilet partitions with aluminium channel reinforcement at head mostly in students washrooms and in one staff washroom.

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

Event: Replace fabricated compartments (BOE 17)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$20,400	Unassigned

Updated: JAN-13

C1030.08 Interior Identifying Devices*

Room name/ number signage to doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C1030.10 Lockers**

Pre-finished metal box lockers (stacked in 6) are provided in staff work room and custodian.

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

Event: Replace metal lockers (BOE 36 small)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,500	Unassigned

Updated: JAN-13

C1030.12 Storage Shelving*

Pre-finished metal cabinets, moveable wood shelves are provided in some classrooms and some storages and custodian.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Paper towel dispensers, soap dispensers, toilet tissue dispensers, wall mounted mirrors are typical and sanitary disposals in female staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C2010 Stair Construction*

Two sets of wood stairs with painted metal pipe rails to the stage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C2020.05 Resilient Stair Finishes**

Resilient tile finish to the stairs.

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

Event: Replace Resilient tile stair finish (BOE 5 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,200	Unassigned

Updated: JAN-13

C3010.02 Wall Paneling**

Knotty pine type wood is used as wall finish selectively on displays in corridors and as a feature element at the upper levels in the Library area.

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

Event: Re-finish wood panelling (BOE 40 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,000	Unassigned

Updated: JAN-13

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Very limited areas with gypsum wallboard as a finish. Noted in one storeroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

C3010.06 Tile Wall Finishes**

2x2 ceramic tile wall finish in kindergarten washroom upto 3' height and at urinal of boys washrooms up to 4' height. Also 2x2 ceramic tile in shower areas, now used as storage space. Tile finish in shower areas are not included in basis of estimate calculation..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-13

Event: Replace ceramic tile in washroom areas and Shower areas (BOE 10 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$3,000	Unassigned

Updated: JAN-13

C3010.09 Acoustical Wall Treatment**

Fabric wall covering in Music Room (labelled as Ancillary Art Room on CBE plans).

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

Event: Replace fabric in Music Room (BOE 33 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$8,900	Unassigned

Updated: JAN-13

C3010.11 Interior Wall Painting*

CBE representative indicated that the school had received its strategic painting to common areas in 2005.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	JAN-13

C3010.11 Interior Wall Painting* - 2011 Section

Walls in boiler room were painted in 2011, reported by CBE representative.

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

C3020.01.02 Painted Concrete Floor Finishes* - 1980 Section

Painted concrete flooring in gym storage. Painting is becoming faded.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C3020.01.02 Painted Concrete Floor Finishes* - 2007 Section

Sealed concrete floors in Mechanical Room. Flooring was done in 2007, reported by CBE representative. Several minor cracks were observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	0	JAN-13

C3020.02 Tile Floor Finishes - Mosaic Flooring**

1x1 mosaic flooring at the shower areas. These areas are no longer being used for shower; now these areas are being used as storage space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	JAN-13

C3020.02 Tile Floor Finishes - Quarry Tile Flooring**

Quarry tile flooring and base in entrances of main building, students washrooms and work rooms (rm no. 119 & 122).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	JAN-13

Event: Replace Quarry tile flooring (BOE 260 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$97,900	Unassigned

Updated: JAN-13

C3020.04 Wood Flooring**

Hard wood sport floor in gym.

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

Event: Replace hard wood sport floor (BOE 408 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$124,800	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - Sheet Flooring (1980 Section)**

Resilient sheet flooring in stage (rm no. 111) and corridors to the relocatable classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	20	JAN-13

Event: Replace resilient flooring in corridors (BOE 90 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$8,650	Unassigned

Updated: JAN-13

Event: Replace resilient sheet flooring (BOE 90 sqm.)

Concern:

Several cracks, delaminating at joints and worn were observed in stage (rm no. 111) flooring.

Recommendation:

Replace resilient sheet flooring in stage (rm no. 111).

Consequences of Deferral:

Possible water ingress may deteriorate the sub-flooring which will increase the maintenance cost. Poor visual image.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$7,200	Medium

Updated: JAN-13

C3020.07 Resilient Flooring - Sheet Flooring (2005 Section)**

Resilient sheet flooring in library and computer lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	JAN-13

Event: Replace resilient sheet flooring (BOE 240 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$23,350	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - Tile Flooring (1980 Section)**

Resilient tile flooring in corridors of main building, science room, storages, custodian room, portion of staff room and staff washrooms.

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

Event: Replace resilient tile (BOE 700 sq m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$42,700	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - Tile Flooring (2002 Section)**

Resilient tile flooring in classroom no. 1- 6.

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

Event: Replace resilient tile flooring (BOE 475 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$29,100	Unassigned

Updated: JAN-13

C3020.07 Resilient Flooring - Tile Flooring (2010 Section)**

General offices, ECS & kindergarten rooms, music room and classroom no. 7 have new resilient tile flooring; reported by CBE representative.

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

Event: Replace resilient tile flooring (BOE 450 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$32,100	Unassigned

Updated: JAN-13

C3020.08 Carpet Flooring**

Portion of Staff room and reading area with seating steps in library have carpet flooring. Carpet in Music Room, ECS & kindergarten classroom and classroom no. 7 have been replaced with new resilient tile flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	15	JAN-13

Event: Replace carpet flooring (BOE 90 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$8,100	Unassigned

Updated: JAN-13

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Gypsum board ceilings in washroom areas and raised roof clerestory area in Library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

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

2x4 suspended acoustic ceiling tiles in classrooms, corridors, storages, library (to the lower ceiling) and kindergarten washroom. Some stained tiles were observed in several locations. Requires to be replaced, (part of maintenance item).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	JAN-13

Event: Replace Acoustic ceiling tiles (BOE 2240 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$112,000	Unassigned

Updated: JAN-13

C3030.07 Interior Ceiling Painting*

Painting ceilings limited to library (to higher ceiling), gymnasium, washrooms and work rooms (locker rooms).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

C3030.07 Interior Ceiling Painting* - 2011 Section

Painted metal deck ceiling supported by painted open web steel joists in the boiler room. Painting was done in 2011, reported by CBE representative.

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

S4 MECHANICAL

D2010.04 Sinks**

General purpose sinks are stainless steel, including stainless steel lav sinks in washroom, cast iron janitor sink.

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

Event: Replace Sinks BOE (19) SS, (1) JS

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,400	Unassigned

Updated: JAN-13

D2010.08 Drinking Fountains/Coolers**

Wall hung Vitreous China

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	JAN-13

Event: Replace DF BOE (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,400	Unassigned

Updated: JAN-13

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

Wall hung and counter mount Vitreous China Lav's

Exposed flush valve Vitreous China WC's

Floor mounted Vitreous China recessed urinals

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	JAN-13

Event: Replace BOE (21) WC, (18) Lav, (6) Urnl

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$66,700	Unassigned

Updated: JAN-13

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping throughout the school, repairs made as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

D2020.01.02 Valves: Domestic Water**

Plumbing Valves, located throughout the space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-13

Event: Replace Valves BOE (20)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$22,900	Unassigned

Updated: JAN-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

Backflow Prevention two on the on main service and one on the irrigation.

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

Event: Replace Backflow Preventer BOE (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,200	Unassigned

Updated: JAN-13

D2020.01.08 Hose Bibbs*

Exterior hose bibbs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

D2020.02.02 Plumbing Pumps: Domestic Water**

Recirculation pump

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

Event: Replace Recirculation pump BOE (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,200	Unassigned

Updated: JAN-13

D2020.02.06 Domestic Water Heaters**

Super Flue, (1) 51 Litre, 30,000 Btuh.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	20	JAN-13

Event: Replace DWH BOE (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$1,900	Unassigned

Updated: JAN-13

D2020.03 Water Supply Insulation: Domestic*

Piping inspected in mechanical room that was visible appeared to be in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

D2030.01 Waste and Vent Piping*

Sanitary sewers to municipal system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

D2030.03 Waste Piping Equipment*

Floor drains in mechanical rooms and washrooms appeared to be in condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

D2040.01 Rain Water Drainage Piping Systems*

Storm sewers to municipal system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

D2040.02.04 Roof Drains*

Dome type free flow drains, in good working condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

D3010.02 Gas Supply Systems*

Gas Meter located in Mechanical Room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

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

Two hot water boilers - supplies perimeter radiation system and force flow
 Bryan - Model CL-150W-G
 1350 BTU/H

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	JAN-13

Event: Replace Boilers BOE (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$75,000	Unassigned

Updated: JAN-13

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

Boilers vented to one common flue up through roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	JAN-13

Event: Replace boiler chimney BOE (12m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,900	Unassigned

Updated: JAN-13

D3020.04.03 Fuel-Fired Unit Heaters**

Unit Heater used to heat Combustion Air

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

Event: Replace Unit Heater BOE (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,400	Unassigned

Updated: JAN-13

D3030.06.02 Refrigerant Condensing Units**

Roof Mounted air cooled condenser/compressor unit

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	JAN-13

Event: Replace condenser/compressor unit BOE (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,000	Unassigned

Updated: JAN-13

D3040.01.01 Air Handling Units: Air Distribution**

Central system - Markhot MK-10272

Two RTU's serving gym - heating and fresh air only

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

Event: Replace AHU BOE (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$114,000	Unassigned

Updated: JAN-13

D3040.01.04 Ducts: Air Distribution*

Galvanized sheet metal

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Stamped Square ceiling diffusers throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

D3040.03.01 Hot Water Distribution Systems**

Copper piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-13

Event: Replace HW piping BOE (3653m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$345,500	Unassigned

Updated: JAN-13

D3040.04.01 Fans: Exhaust**

General exhaust throughout the building,. Roof top mounted exhaust fans.

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

Event: Replace exhaust fans BOE (11)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$20,200	Unassigned

Updated: JAN-13

D3040.04.03 Ducts: Exhaust*

Light gauge aluminum ductwork connected to exhaust fans throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

D3050.02 Air Coils**

Direct expansion coil

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

Event: Replace Air Coils BOE (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,600	Unassigned

Updated: JAN-13

D3050.03 Humidifiers**

Wet media spray type

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	JAN-13

Event: Replace Humidifiers BOE (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$22,700	Unassigned

Updated: JAN-13

D3050.05.03 Finned Tube Radiation**

Copper finned tube radiation around perimeter

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-13

Event: Replace radiation BOE (3653m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$170,100	Unassigned

Updated: JAN-13

D3060.02.02 Pneumatic Controls**

Pneumatic - No building management system or energy management system

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

Event: Replace HVAC controls BOE (3653m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$53,200	Unassigned

Updated: JAN-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers throughout school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

Pad mounted transformer located at north west corner of school. Owned by ENMAX.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

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

1600 Amp, 120/208 volt three phase FPE main distribution panel with 11 breakers. 50% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-13

<u>Capacity Size</u>	<u>Capacity Unit</u>
1600	amps

Event: Replace 1600 Amp three phase Main Electrical Switchboard with related breakers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$61,888	Unassigned

Updated: JAN-13

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

Nine FPE panels located in various areas of the school. One Cutler hammer panel located in computer room. Panels are 90% full..

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

Event: Replace 10 Electrical Branch Circuit Panelboards with related breakers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,000	Unassigned

Updated: JAN-13

D5010.07.02 Motor Starters and Accessories**

Four Westinghouse starters in mechanical room.

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

Event: Replace 4 Motor Starters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,000	Unassigned

Updated: JAN-13

D5020.01 Electrical Branch Wiring*

Wire in EMT conduit. AC90 used for final connections to motor loads and light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

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

Line voltage switching. Low voltage switching in library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

D5020.02.02.01 Interior Incandescent Fixtures*

Ten incandescent light fixtures in various utility rooms and pot lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

D5020.02.02.02 Interior Fluorescent Fixtures**

T12 fluorescent light fixtures with K12 lenses. Various sizes and shapes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	30	JAN-13

Event: **Replace with T8 light fixtures for (3,653 m²/gfa).**

Concern:

Obsolete technology. Lenses are brittle and yellow.

Recommendation:

Replace with T8 light fixtures for (3,629.33 m²/gfa).

Consequences of Deferral:

High operating costs. Broken lenses.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$200,412	Medium

Updated: JAN-13

D5020.02.02.03 Interior Metal Halide Fixtures*

16 high bay light fixtures in the Gym and four architectural cylindrical light fixtures in the library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

D5020.02.03.02 Emergency Lighting Battery Packs**

Distributed wet cell Battery Packs throughout.

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

Event: Replace Emergency Lighting Battery Packs for (3,653 m²/gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,000	Unassigned

Updated: JAN-13

D5020.02.03.03 Exit Signs*

Exit signs with incandescent lamps located at required exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	0	JAN-13

Event: Replace 20 exit signs with new LED type signs.

Concern:

Obsolete technology. High maintenance costs. Does not meet current illumination requirements to identify exits.

Recommendation:

Replace 20 exit signs with LED based units.

Consequences of Deferral:

High operation cost. High maintenance. Difficulty in identifying exits in case of smoke from fire.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$10,000	Medium

Updated: JAN-13

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall packs and recessed downlights at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

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

Time control with photocell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

D5030.01 Detection and Fire Alarm**

Simplex 2001 fire alarm control panel. Bells used for alarm signals. Pull station and detection devices located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	25	JAN-13

Event: Replace Detection and Fire Alarm for (3,653 m²/gfa).

Concern:

Equipment have exceeded its theoretical life. Strobes not installed in school. High maintenance costs.

Recommendation:

Replace fire alarm system and upgrade devices

Consequences of Deferral:

High maintenance costs. Low reliability of the system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$62,600	Medium

Updated: JAN-13

D5030.02.02 Intrusion Detection**

Regency security control panel connected to Silent Knight card swipe access system. Motion detectors in required areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	JAN-13

Event: Replace Intrusion Detection for (3,629.33 m²/gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$36,801	Unassigned

Updated: JAN-13

D5030.03 Clock and Program Systems*

Simplex 2350 Master Time System for period bells. Battery operated clocks in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

D5030.04.01 Telephone Systems*

Meridian phone switch. Handsets in classrooms. Connected to paging system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	JAN-13

D5030.04.05 Local Area Network Systems*

Cat 5 cabling. Supernet in school. Wireless WIFI throughout the school.

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

D5030.05 Public Address and Music Systems**

50 Channel Bogen MCP 35A P/A amplifier c/w tape player and radio. Connected to telephone system. Speakers in classrooms and common areas. Rauland Paging System in Stage / Gym areas.

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

Event: Replace Public Address and Music System for for (3,653 m²/gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,134	Unassigned

Updated: JAN-13

D5030.06 Television Systems*

Television sets in some locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	JAN-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.03 Food Service Equipment*

Domestic/Residential style appliances includes fridges and microwaves in staff, custodian room and lunchroom areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

4 wall mounted basketball hoops, 1 ceiling mounted basketball hoop, wall mounted climbing frames in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

E2010.02 Fixed Casework** - 1980 Section

Painted/ stained finish cabinets and/ or drawers with plastic laminate countertops are typical in classrooms, chemical resistant countertop with wood nosing and painted/ stained finish open shelves are in science room.

Painted/ stained finish wood cabinets and coat racks are also typical in classrooms. Plastic laminate top with book shelves are in library and painted/ stained finish wood shelves are in storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	35	JAN-13

Event: Repair/replace laminate (BOE 5 sq m)

Concern:

Chipped or missing Plastic laminate in some locations or damaged drawer or door fronts.

Recommendation:

Repair plastic laminate where delamination or breakage has occurred.

Consequences of Deferral:

Millwork may catch on clothing, poor school image.

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

Updated: JAN-13

Event: Replace Casework (BOE = sqm/gfa on 740 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$84,360	Unassigned

Updated: JAN-13

E2010.02 Fixed Casework - 2002 Section**

Painted/ stained finish cabinets and/ or drawers or open shelves with plastic laminate and wood nosing countertops are installed in some classrooms. Nothing was reported regarding the year of installation. Best guess is 10 years old.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	35	JAN-13

Event: Replace fixed casework (BOE = sqm/gfa on 385 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$51,200	Unassigned

Updated: JAN-13

E2010.03.01 Blinds**

Horizontal slats blinds to all exterior windows (except clerstory windows and to some interior windows).

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

Event: Replace blinds (BOE 110 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$14,400	Unassigned

Updated: JAN-13

E2010.03.06 Curtains and Drapes**

Fabric curtains in the stage (classroom no. 111) & one interior window.

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

Event: Replace Curtain (BOE 115 sqm.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$51,750	Unassigned

Updated: JAN-13

E2020.02.03 Furniture*

Moveable furnishings in the school generally consist of desks for students and desks/chairs for teachers in each classroom, and tables/chairs and desks in teacher lounges, office and administrative areas, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Access from paved parking area on West side of school requires negotiating stairs leading to front entrance. Parking on East side of school is gravel.
 No signage has been provided for visitors with disabilities.
 No dropped curb exists streetside close to main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	0	JAN-13

Event: Provide designated handicapped stall in East Parking lot (BOE 1 sign)

Concern:

There is no dropped curb at front of school, access from West parking is by stairs

Recommendation:

Install signage for handicapped parking stall in East Parking lot.

Consequences of Deferral:

Physically challenged individuals may not be able to access school facilities.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$1,200	Medium

Updated: JAN-13

K4010.02 Barrier Free Entrances*

Main Entrance doors are equipped with power operators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

Event: Install power door operators

Concern:

No school doors have been provided with power door operators.

Recommendation:

Install power door operators.

Consequences of Deferral:

Physically challenged individuals may not be able to participate in school activities.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$14,251	Unassigned

Updated: JAN-13

K4010.03 Barrier Free Interior Circulation*

Most of the school is accessible with the exception of the Ancillary Art Room (formerly Stage area) which has access by stairs only on either side. North East portable pod which has been raised, has a rather steep ramp which may exceed allowable rise/run for handicapped ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

K4010.04 Barrier Free Washrooms*

New barrier free unisex washroom is provided. Boys and Girls washroom have been provided with a larger stall with barrier free grab bars and out-swinging door. Lavatory is lowered but not equipped with lever handles.

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

Event: Create fully compliant accessible washroom within school

Concern:

Although nominally accessible stalls have been provided in each of boys and girls washrooms, neither condition meets requirements for a code conforming accessible washroom.

Recommendation:

Create a designated unisex accessible washroom within the school.

Consequences of Deferral:

Use of school facilities by physically challenged individuals may be restricted.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$16,899	Unassigned

Updated: JAN-13

K4030.01 Asbestos*

Asbestos is identified in materials in the school. The CBE has conducted testing and maintains a Facility Asbestos Management Binder on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

K4030.02 PCBs*

No PCBs were reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13

K4030.04 Mould*

None observed nor reported during the course of the inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

K4030.09 Other Hazardous Materials*

None observed nor reported during the course of the inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	FEB-08

K5010.01 Site Documentation*

The prime consultant is ARUP DATTA ARCHITECT LTD.
 The evaluation date was August 16, 2012

Site description::

The school building is located on 4820 Rundlewood drive N.E. with asphalt parking lot to the west off the adjacent lane and gravel parking lot to the south east . The main entrance faces south and is accessed form the municipal sidewalk by a concrete entrance walkway. The fields are contained within a chain link fence. Play fields are shared with the city. The site slopes down to the street level on the south and west side. Drainage is generally away from the building to the west and south.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	JAN-13

hool, Rundlewood Drive Northeast, Calgary, AB - Google Maps



Google site view

K5010.02 Building Documentation*

The prime consultant is ARUP DATTA ARCHITECT LTD.
The evaluation date was August 16, 2012
The entire building was evaluated

Cecil Swanson school is located at 4820 Rundlewood Drive N.E. The school is a 1980 Single storey, slab on grade, 3653 m2. Brick veneer clad concrete masonry building with open web steel joists supporting wood deck. 6 relocatable classrooms with open air garden courtyard between the relocatable classrooms. Individual portable information is provided on separate data files (reference numbers T4699, T4700, T4701, T4702, T4703 and T4704)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	0	JAN-13



View of west front of school