

RECAPP Facility Evaluation Report

Red Deer Public Schl Dist 104



North Cottage High School

B3936A
Red Deer

Facility Details

Building Name: North Cottage High School
Address: 5704 - 60 Street
Location: Red Deer

Building Id: B3936A
Gross Area (sq. m): 238.00
Replacement Cost: \$570,710
Construction Year: 1911

Evaluation Details

Evaluation Company: Jacques Whitford AXYS Ltd.
Evaluation Date: June 16 2008
Evaluator Name: Dave Burnes

Total Maintenance Events Next 5 years: \$61,000
5 year Facility Condition Index (FCI): 10.69%

General Summary:

The North Red Deer Cottage School is located at 5740-60th Street in Red Deer, AB. The two-room, two-storey, wood framed school was reportedly constructed in 1911 and encompasses a reported total gross floor area of 238 m². The school received a fire escape in 1929, electricity in 1936 and indoor plumbing in 1949. The school received its last major renovation in 1989, (including new exterior windows), and the roofing, flooring and exterior paint was replaced in 1998.

Structural Summary:

The North Red Deer Cottage School is a wood framed, two-storey structure with a basement, and it was reported the foundation consists of stone. The school has a hip style, asphalt shingle roof with an intersecting gable on the south side. The main and second floors consist of a wood floor joist system supported by the foundation and load-bearing wood framed walls. Ceilings in the basement are very low, (1.9m).

Major work recommended includes construction of an elevator enclosure, construction of a barrier free washroom, and a study to determine the cause of the localized floor deflection.

The facility's structural elements were observed to be in generally acceptable condition.

Envelope Summary:

The exterior cladding of the school consists of painted horizontal wood siding. The hip style roof is finished with asphalt shingles, the windows consist of fixed and operable insulating glazing units (IGU's) set in painted wood frames. The exterior doors consist of residential grade insulated steel doors.

The facility's building envelope was observed to be in generally acceptable condition. No major work is recommended.

Interior Summary:

The majority of the school has carpet flooring with the balance of the flooring consisting of resilient tile. The floor in the basement consists of sealed/painted concrete. The majority of the interior walls consist of painted gypsum board with some areas of painted wainscoting. The majority of the ceilings throughout the building have suspended T-bar systems with inlaid acoustic tiles, however, the basement has painted gypsum board ceilings.

The facility's interior finishes were observed to be in generally acceptable condition. No major work is recommended.

Mechanical Summary:

Two natural gas-fired furnaces provide heating and an unitary air conditioner provides cooling to the building. Exhaust fans provide ventilation for the washrooms. HVAC equipment in the building is controlled by thermostats. Fire extinguishers are located throughout the building. There is no sprinkler system in the building. Backflow prevention devices were not found at the time of the site assessment.

The following are recommended actions for the next five years:

- install backflow prevention device on the domestic water line; and,
- install sprinkler system.

Overall the mechanical systems in the building are in acceptable condition.

Electrical Summary:

The building has a 200 Amp, 120/208 Volt service which feeds lighting, power receptacles, and mechanical equipment in the building. Most of the observed wiring was in conduit.

Interior lighting is provided by T12 fluorescent technology throughout the building. Exterior lighting is provided by two wall-mounted incandescent fixtures near the entrance. Emergency lighting in the building is provided by battery pack emergency lighting fixtures. Exit lighting in the building is provided by incandescent exit signs.

The building is protected by an Edwards fire alarm system and DSC Maxsys security system, and is equipped with a Trillium telephone system and LAN system.

The following are recommended actions for the next five years:

- install motor starter for furnaces;
- upgrade T12 fluorescent fixtures to T8 technology;
- replace the original exit signs with LED technology; and,
- install additional exterior fixtures.

Overall the electrical systems in the building are in fair 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*

Construction drawings were not available for review during the assessment; however, due to the school's age and the thickness of the basement walls, the foundations presumably consist of stone.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	100	JAN-09

A1030.01 Standard Slabs on Grade*

The floor in the basement is cast-in-place concrete. Due to the age and amount of cracking of the slab, the presence of reinforcement is doubtful.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	0	JAN-09

A2020 Basement Walls (& Crawl Space)*

The basement walls are presumed to consist of stone.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	100	JAN-09

B1010.01 Floor Structural Frame (Building Frame)*

Structural components of the building mainly consist of wood stud framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	100	JAN-09

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

Interior load bearing walls consist of wood stud framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	100	JAN-09

B1010.03 Floor Decks, Slabs, and Toppings*

It is believed that the main and second floor decks consist of wood floor joists and shiplap decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1911	100	JAN-09

Event: Investigate Floor Deflection and Repair Floor

Concern:

The floor on both the main and second floors was observed to be significantly sloping in an isolated area along the north wall. The floor was noted to have a slope downwards and away from the north wall of approximately 35mm over a distance of approximately 800mm.

Recommendation:

Investigate the cause of the floor deflection and repair it.

Consequences of Deferral:

If not addressed, the condition of the floor may continue to deteriorate increasing the cost of the future repair. It is also possible that deflected portions of the floor are under structural distress.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$15,000	High

Updated: JAN-09

B1010.04 Balcony Floor Construction (& Decks)-veranda*

A wood-framed, veranda with wood decking is located at the entrance on the south side of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	80	JAN-09

B1010.07 Exterior Stairs*

Two sets of wooden stairs provide access to the main floor of the school. One provides access to the veranda and main entrance on the south elevation and the other provides access on the east elevation. A steel fire escape, installed in 1929, is located on the north side of the building and provides an emergency exit from the second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	40	JAN-09

B1020.01 Roof Structural Frame*

The building has a hip style roof with an intersecting gable on the south side. The construction is assumed to be framed with wood rafters and shiplap decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	100	JAN-09

B1020.04 Canopies*

A hip style roof with an intersecting gable is located over the veranda on the south side of the building. The wood framed structure is partially supported by wood columns on the veranda. A similar style roof is located over the rear entrance on the east side of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	50	JAN-09

S2 ENVELOPE

B2010.01.08 Cement Plaster (Stucco): Ext. Wall*

The exposed portions of the foundation walls are covered by a cementitious parging.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	75	JAN-09

Event: Repair parging

Concern:

The parging around the foundation of the building was observed to be cracked and crumbling in a several areas.

Recommendation:

Repair parging.

Consequences of Deferral:

If not addressed, the condition of the parging may continue to deteriorate increasing the cost of future repair. Loss of protection of substrate and loss of aesthetics.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$2,000	Medium

Updated: JAN-09

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

Joint sealant is applied to the perimeters of exterior window units and doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	JAN-09

Event: Replace joint sealants/caulking.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$2,000	Unassigned

Updated: JAN-09

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

The exterior wood siding on the building is finished with paint. The paint was observed to be faded, cracked, and peeling. However, the site representative advised that the building is scheduled for re-painting in the summer of 2008. Therefore a repair event or repair cost has not been provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	15	JAN-09

Event: Re-paint approx. 218 m² of exterior wall.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$14,000	Unassigned

Updated: JAN-09

B2010.02.05 Wood Framing : Ext. Wall Const.*

Exterior wall construction consists of wood framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	100	JAN-09

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

Architectural drawings were not available during the assessment. However, it is presumed that as part of the renovation of 1989, a vapor retarder and insulation was added to the exterior walls. The type and extent of materials used could not be reviewed visually and exterior wall cavities were not accessed during the site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	100	JAN-09

B2010.09 Exterior Soffits*

A painted wood plank soffit with metal vents is provided around the perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	50	JAN-09

B2020.01.01.05 Wood Windows (Glass & Frame)**

The exterior windows consist of insulating glazing units set in painted wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	JAN-09

Event: Replace approx. 24 exterior windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$27,000	Unassigned

Updated: JAN-09

B2030.02 Exterior Utility Doors**

Exterior doors are residential grade steel doors set in wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	JAN-09

Event: Replace three exterior doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$4,000	Unassigned

Updated: JAN-09

B3010.02.01.01 Asphalt Shingles**

The roofing for the building consists of asphalt shingles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	JAN-09

Event: Replace approx. 150m² of asphalt shingles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$8,000	Unassigned

Updated: JAN-09

B3010.08.02 Metal Gutters and Downspouts**

Pre-finished metal gutters and downspouts are located around the perimeter of the main roof and veranda roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	JAN-09

Event: Replace metal gutters and downspouts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$1,000	Unassigned

Updated: JAN-09

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

Pre-finished metal roof vents provide ventilation to the attic space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	JAN-09

S3 INTERIOR

C1010.01.07 Framed Partitions (Stud)*

Wood framed partitions are located on all floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	100	JAN-09

C1020.01 Interior Swinging Doors (& Hardware)*

The majority of interior doors are painted wood units set in painted wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	JAN-09

C1020.03 Interior Fire Doors*

Interior fire doors consist of painted steel doors set in painted steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	50	JAN-09

C1030.01 Visual Display Boards**

Visual display boards are located in the main and second floor classroom areas and consist of 4 Black boards, 2 cork boards, and 2 white boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	JAN-09

Event: Replace 8 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,000	Unassigned

Updated: JAN-09

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

Pre-finished metal stall partitions are provided in the washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	JAN-09

Event: Replace toilet partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$9,000	Unassigned

Updated: JAN-09

C1030.10 Lockers**

Stacks of 203mm x 305mm metal lockers are provided on the first and second floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	JAN-09

Event: Replace 40 lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$15,000	Unassigned

Updated: JAN-09

C1030.12 Storage Shelving*

Moveable wood shelving units are provided in several locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	JAN-09

C1030.14 Toilet, Bath, and Laundry Accessories*

Standard commercial quality washroom hardware is located in the washrooms which consists of wall-mounted mirrors, soap dispensers, paper towel dispensers, and toilet paper dispensers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	JAN-09

C2010 Stair Construction*

Wood framed stairs provide access to the second floor and the basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	100	JAN-09

C2020.05 Resilient Stair Finishes**

Both sets of interior stairs have a rubber finish on the treads and risers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	JAN-09

Event: Replace rubber stair finish

Concern:

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,000	Unassigned

Updated: JAN-09

C2020.08 Stair Railings and Balustrades*

Both stair wells have a painted wooden handrail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	JAN-09

C3010.02 Wall Paneling**

Painted tongue and groove wood wainscoting is located on the walls in the stairway leading to the second floor and continues to the front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	30	JAN-09

Event: Replace approx. 20m² of wainscoting

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,000	Unassigned

Updated: JAN-09

C3010.06 Tile Wall Finishes**

The wall around the urinal is finished with ceramic tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	JAN-09

Event: Replace ceramic wall tile.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$1,000	Unassigned

Updated: JAN-09

C3010.11 Interior Wall Painting*

The majority of interior walls are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	10	JAN-09

C3020.07 Resilient Flooring**

Vinyl tile flooring is located in several areas throughout the building (ie., vestibules, kitchen, and locker area).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	JAN-09

Event: Replace vinyl tile flooring

Concern:

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,000	Unassigned

Updated: JAN-09

C3020.08 Carpet Flooring**

The majority of the first and second floors are finished with carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	15	JAN-09

Event: Replace approx. 150m² of carpet

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$11,000	Unassigned

Updated: JAN-09

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

The ceilings of first and second floors have unpainted gypsum board ceilings above the suspended T-bar ceiling system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	60	JAN-09

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

The first and second floors have suspended T-bar ceiling systems with inlaid acoustic tile throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	JAN-09

Event: Replace approx. 160m² of accustic ceiling tiles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$8,000	Unassigned

Updated: JAN-09

C3030.07 Interior Ceiling Painting*

The basement ceiling is finished with painted gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	JAN-09

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

There are two stainless steel sinks in kitchens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	JAN-09

Event: Replace two sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,000	Unassigned

Updated: JAN-09

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

There are approximately three vitreous china flush tank water closets, one wall-mounted vitreous china urinals, and two enamel steel lavatories in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	35	JAN-09

Event: Replace washroom fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$13,000	Unassigned

Updated: JAN-09

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic piping is generally copper and original to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1949	40	JAN-09

D2020.01.02 Valves: Domestic Water**

There are isolation valves in place on the domestic plumbing lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1949	40	JAN-09

Event: Replace 3 domestic water valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,000	Unassigned

Updated: JAN-09

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow prevention devices are not installed on the domestic water line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1911	20	JAN-09

Event: Install 3/4" back flow preventor

Concern:

Back flow prevention devices are not installed on the domestic water line.

Recommendation:

Install 3/4" back flow preventor on the domestic water line to protect water supply from contamination or pollution.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2009	\$1,000	Medium

Updated: JAN-09

D2020.02.06 Domestic Water Heaters**

A Giant gas-fired domestic hot water heater with 30 USG storage and 30 MBH input is located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	JAN-09

Event: Replace domestic water heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$3,000	Unassigned

Updated: JAN-09

D2030.01 Waste and Vent Piping*

Waste and vent piping is generally plastic and cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1949	50	JAN-09

D2040.01 Rain Water Drainage Piping Systems*

The storm water is discharged at ground level via metal downspouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1949	50	JAN-09

D3010.02 Gas Supply Systems*

Natural gas piping feeds the furnaces and domestic hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1949	60	JAN-09

D3020.03.01 Furnaces**

The building is heated by two natural gas-fired furnaces (Carrier WeatherMaker 8000) c/w DX cooling coils located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	JAN-09

Event: Replace two furnaces

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$6,000	Unassigned

Updated: JAN-09

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

Furnace flues exit through the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	JAN-09

D3040.01.04 Ducts: Air Distribution*

The air distribution ductwork is original and located in the basement ceiling space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	JAN-09

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Floor-mounted and ceiling-mounted registers are located throughout the building to provide supply air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	JAN-09

D3040.04.01 Fans: Exhaust**

There are two ceiling-mounted exhaust fans providing ventilation for the washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	30	JAN-09

Event: Replace broken exhaust fan

Concern:

The exhaust fan in the girl washroom was out of service at the time of the assessment.

Recommendation:

Replace the broken exhaust fan with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$1,000	Medium

Updated: JAN-09

Event: Replace the remaining exhaust fan

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,000	Unassigned

Updated: JAN-09

D3050.01 Unitary Air Conditioning Equipment

There is an outdoor condensing unit connected to DX coils in the furnaces providing cooling to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	JAN-09

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Handheld fire extinguishers are located throughout the building and are checked annually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	JAN-09

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

The main electrical service is estimated to be 200 Amps, 120/208 Volts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-09

Event: Replace main electrical switchboard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$6,000	Unassigned

Updated: JAN-09

D5010.07.02 Motor Starters and Accessories**

Motor starter is provided for the unitary air conditioner located on the west elevation of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2000	30	JAN-09

Event: Install motor starters for furnaces**Concern:**

Motor starters are not provided for furnaces which are operated by disconnect switch only.

Recommendation:

Install motor starters for furnaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2009	\$2,000	Medium

Updated: JAN-09

Event: Replace motor starter for unitary AC

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$1,000	Unassigned

Updated: JAN-09

D5020.01 Electrical Branch Wiring*

The electrical wiring in the building is standard copper wire in conduit. Flexible conduit and cabling is provided to motors and other mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	JAN-09

D5020.02.02.02 Interior Florescent Fixtures**

Fluorescent fixtures are used throughout the school and consist of recessed T12 fixtures with magnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	JAN-09

Event: Upgrade T12 fixtures to T8**Concern:**

T12 fluorescent lighting fixtures are less efficient than T8 technology.

Recommendation:

Replace existing fluorescent fixtures with T8 bulbs and electronic ballast equivalents.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2009	\$22,000	Medium

Updated: JAN-09

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting in the building is provided by battery-powered emergency lighting fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	JAN-09

Event: Replace emergency lighting units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,000	Unassigned

Updated: JAN-09

D5020.02.03.03 Exit Signs*

There are standard incandescent exit signs throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	30	JAN-09

Event: Upgrade to LED exit signs**Concern:**

Incandescent fixtures are less energy efficient than current LED technology.

Recommendation:

Upgrade the current exit signs to LED fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2009	\$6,000	Medium

Updated: JAN-09

D5020.03.01.01 Exterior Incandescent Fixtures*

Two exterior incandescent lighting fixtures are provided at the main entrance of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	30	JAN-09

Event: Install exterior lighting

Concern:

There is no exterior lighting provided on the other elevations of the building.

Recommendation:

Install exterior lighting on all the elevations of the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2009	\$4,000	Medium

Updated: JAN-09

D5030.01 Detection and Fire Alarm**

Edwards 6616 fire alarm system is connected to bells, manual pull stations and detectors throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	JAN-09

Event: Replace detection and fire alarm system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$6,000	Unassigned

Updated: JAN-09

D5030.02.02 Intrusion Detection**

The building is equipped with a DSC Maxsys PC4020 security system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	JAN-09

Event: Replace security panel, keypads and motion detectors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$6,000	Unassigned

Updated: JAN-09

D5030.04.01 Telephone Systems*

The building is served by a Trillium Panther 306 phone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	JAN-09

D5030.04.05 Local Area Network Systems*

A network switch is installed complete with Category 5 cable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	15	JAN-09

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E2010.02 Fixed Casework****

Fixed cabinetry is located below chalk boards and along the classroom walls on the first and second floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	JAN-09

Event: Replace approx. 30m of fixed case work

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$17,000	Unassigned

Updated: JAN-09

E2010.03.01 Blinds**

Horizontal slat, aluminum blinds are provided on the majority of windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	JAN-09

Event: Replace blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$5,000	Unassigned

Updated: JAN-09

F2020.01 Asbestos*

The gypsum board joint compound in this building could potentially contain asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	0	JAN-09

F2020.04 Mould*

No suspected mould growth was noted on visible surfaces during the assessment. Wall cavities and the majority of the ceiling cavities were not reviewed during the site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	0	JAN-09

F2020.09 Other Hazardous Materials*

No other hazardous materials were identified during the review of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1911	0	JAN-09

S8 FUNCTIONAL ASSESSMENT

K3010 Building Services

There is no sprinkler system provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	JAN-09

Event: Install sprinkler system

Concern:

Sprinklers should be installed in the building to meet the current building codes

Recommendation:

Install sprinkler system. Estimate based on the area of the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2009	\$16,000	Medium

Updated: JAN-09

K4010.01 Barrier Free Route: Parking to Entrance*

There is no on-site parking for this facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JAN-09

Event: Upgrade route to be barrier free

Concern:

Route from parking to entrance is not barrier free.

Recommendation:

Due to the lack of nearby parking, appropriate signage and curb cuts should be installed on the street as close to the main entrance as possible. A ramp is required to gain access to the veranda at the front entrance.

Consequences of Deferral:

Non-compliance with current barrier-free codes/standards and an impedence for handicapped users.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$7,000	High

Updated: JAN-09

K4010.02 Barrier Free Entrances*

The exterior doors on the building are manually-operated, pivot-type doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	0	JAN-09

Event: Install automated doors

Concern:

The exterior door at the building's main entrance is a manually-operated, pivot-type door (i.e., automated entry to the building is not provided).

Recommendation:

Install automated door openers at the building's main entrance to provide barrier-free access to the school interior.

Consequences of Deferral:

Non-compliance with current barrier-free codes/standards and an impedence for handicapped users.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$3,000	High

Updated: JAN-09

K4010.03 Barrier Free Interior Circulation*

There is no barrier free access to the second floor of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1911	0	JAN-09

Event: Install outside elevator

Concern:

Barrier free access is not provided to the second floor of the school.

Recommendation:

Install an elevator in an enclosure on the exterior of the building to provide access to the second floor.

Consequences of Deferral:

Non-compliance with current barrier-free codes/standards and an impedence for handicapped users.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$200,000	High

Updated: JAN-09

K4010.04 Barrier Free Washrooms*

The only washrooms in the building are located in the basement and are not barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1911	0	JAN-09

Event: Install barrier free washroom on main floor

Concern:

The only washrooms in the building are located in the basement and are not barrier free.

Recommendation:

Construct a barrier free washroom on main the main floor.

Consequences of Deferral:

Non-compliance with current barrier-free codes/standards and an impedance for handicapped users.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$25,000	High

Updated: JAN-09