

RECAPP Facility Evaluation Report

Lethbridge School Dist #51



Lethbridge Collegiate Institute

B3687A
Lethbridge

Facility Details

Building Name: Lethbridge Collegiate Institut
Address: 5 Avenue & 17 Street S.
Location: Lethbridge

Building Id: B3687A
Gross Area (sq. m): 0.00
Replacement Cost: \$37,490,544
Construction Year: 0

Evaluation Details

Evaluation Company: J.A. Matthew Architect Ltd.
Evaluation Date: June 2 2005
Evaluator Name: Mr. Joe Matthew

Total Maintenance Events Next 5 years: \$675,170
5 year Facility Condition Index (FCI): 1.80%

General Summary:

The school is made up of many different components that were added to the original building of 1949 (D and E-three storey, F-two storey). Other additions include 1955 (one storey), 1957 (Three storey) , 1970 (A-one storey and main entry, C- three storey) and 1986 (one level office additions and H-classrooms on the second floor) which incorporated modernizations to the school. Overall the school is in good condition and has been maintained fairly well. There are no major problems however wood windows need to be addressed in the 1949 original building. Interior painting is needed in many areas of the school but overall its acceptable. Flooring finishes are acceptable but there are also areas that still have the original and is old. The school is for students from grades 9 to 12 with a current capacity for 1255 students.

Structural Summary:

Structural foundations of the buildings are in good condition with some areas identified as marginal but overall it is acceptable given the age of the original building. The 1949 - concrete foundation with concrete and brick walls, wood floors and roof joists. The 1955 addition is concrete foundation, concrete slab, concrete block and brick walls, steel joists, wood deck. 1957- concrete foundation with concrete and brick walls, wood floors and roof joists. 1970-concrete foundation, concrete slab, concrete block and brick walls, steel roof joists and deck. 1986- Concrete foundation, concrete block and brick walls, steel roof joists and deck. The front entry of the 1949 original building needs to be investigated by an engineer to further determine its integrity. The rating of the school structural system is acceptable.

Envelope Summary:

The envelope is till in good condition and there are no visible signs of major problems from the interior of the building. Areas that are in question have been identified for study but overall the school is in good condition. The majority of the school is brick with stucco infill and some concrete cast in place and precast concrete caps for the parapets. The wood windows in the 1949 building need attention as they have outlasted their lifetime use. Aside from minor cracks around the perimeter, the school is in good shape.

Interior Summary:

The interior of the school is adequately maintained for the most part. Flooring has been replaced in many old parts of the school and the walls are in good condition. There are some areas of the school that need new carpets and millwork added but overall the facility is acceptable. There are many ceiling tiles that need to be replaced as staining is a problem from the mechanical system in place. Overall the classrooms are well maintained and in good condition. Painting is needed is some areas of the school and has been addressed in the high traffic areas as well as areas that are not easily accessible for maintenance personal.

Mechanical Summary:

The building is comprised of three distinct HVAC systems as follows:
A Wing: Heated, ventilated, and partially cooled by combination of air handling unit, gas fired air handling unit, and forced air furnaces.
B, C, D, E, F, H Wings: Distributed heat pump system - approximately 110 heat pumps. Glycol heating central plant and 4 air handling units providing ventilation.
G Wing: Heated by glycol heating loop and ventilated by air-handling unit with glycol heating coil.
The building is almost completed connected to the DDC building automation system.
Generally the HVAC systems provide adequate capacity, however some components require replacement due to age. Plumbing facilities are generally in good condition except for the distribution piping in the C-Wing.
The Schools mechanical systems are generally in acceptable condition.

Electrical Summary:

The emergency generator is in need of repair. The fire alarm system and the emergency lighting in the north building need to be upgraded. The lighting, branch circuit panels and the public address system should be upgraded. The electrical system in general is in acceptable 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***

1949, 1955, 1957, 1970, 1986-Standard Foundation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JUN-05

A1030 Slab on Grade*

1949, 1955, 1957, 1970, 1986-Concrete Slab on Grade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

A2020 Basement Walls (& Crawl Space)*

1949-Concrete Block Basement Wall

1955 -Concrete Crawl Space

1957-Concrete Wall Basement

1970-Concrete Block Basement Wall

1986-Concrete Block Basement Wall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

B1010.01 Floor Structural Frame*(Building Frame)

1949-Concrete and brick walls

1955 -Concrete and brick walls

1970-Concrete and brick walls

1986-Concrete and brick walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

B1010.01 Floor Structural Frame*(Building Frame)-1957

1957-Concrete Wall & Steel Frame, Masonry Brick:
The southwest corner of the exterior structure shows settling and cracks are quite pronounced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	JUN-05

Event: **Northwestt corner between Wing A and B the base of the brick structure shows a large crack.**

Concern:

The crack at the base of the supporting structure could be the reason for the cracks along the interior walls on the B wing class rooms on that section of the facility.

Recommendation:

Further study is needed to confirm the nature of the crack to determine its extent to the overall integrity of the building in that area.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$1,605	Low

Updated: February 8 2006

B1010.02 Structural Interior Walls Supporting Floors*

1949, 1955, 1957, 1970, 1986-Structural Interior Walls- Concrete Block Walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JUN-05

B1010.03 Floor Decks, Slabs, and Toppings*

1949-Concrete Floor Slab
1955-Steel Joist & Pan
1957-Steel Joist & Pan
1970-Concrete Floor Slab
1986-Steel Joist & Pan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JUN-05

B1010.05 Mezzanine Construction*

1957, 1970 -Concrete and Steel Deck with Concrete Topping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

B1010.07 Exterior Stairs**

Concrete/Steel Exterior Stairs-See site portion for comments regarding exterior stairs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	JUN-05

B1020.04 Canopies*

1949-Concrete canopy over entry at south east corner
 1970-Exterior Canopy between Wing F and G is required

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	JUN-05

Event: Exterior Canopy between Wing F and G is required.

Concern:

An exterior covered walkway is needed between Wing F and G as the two buildings are not linked. Students using Wing G must exit Wing F and travel outside for a distance of 15 meters to the other building.

Recommendation:

Install a covered connection between the two buildings including exit and entry doors to accommodate barrier free access. Included provisions for lighting insulation glazing and new floor slab. For the minimum there should be a covered walkway if an enclosed addition can not be provided.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$21,400	Low

Updated: February 8 2006

Event: Over the old south east entry on Section D building a portion of the concrete column is breaking away from the rest of the structure on both ends that support the concrete roof canopy above.

Concern:

The portion that is breaking away from the concrete column poses a safety hazard to the public.

Recommendation:

Further investigation is required to determine the extent of the structural integrity of the column and whether there is a chance it will dislodge from the rest of the structure. This is in need of repair immediately.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$5,350	Medium

Updated: February 8 2006

S2 ENVELOPE**B2010.01.01 Precast Concrete: Exterior Wall Skin***

1949,1970-Precast Concrete Walls Skin.

Pre-cast roof fascia on the roof of the 1949 original building is in good condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JUN-05

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*-Wing A & B

1970-Brick Masonry Wall Skin:

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	JUN-05

Event: **1970-Wing A and 1957 (Wing B) -between the two wings there is a crack on the exterior brick veneer at the base of the buildings.**

Concern:

Further investigation is required to determine if this crack on the exterior of the building is a significant factor in the cracks within the interior of the two junctions of the building.

Recommendation:

Consult structural engineer to study the damage on the exterior portion of the two buildings and determine the extent of the damage if it is attributed to the cracks that are evident along this area of the wall found in the classrooms in Wing B.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$1,605	Medium

Updated: February 8 2006

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*-Wing C

Brick Masonry: Exterior Wall Skin:

1970-(Wing C)-Mechanical Room third floor, the brick masonry wall skin has lost its grout and daylight can be seen from the interior. Repair the damaged area of the mechanical room, cost is under \$1000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	JUN-05

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*-Wing D

1949, 1955, 1970, 1986-Brick Masonry Wall Skin:

Wing-D :Concrete with brick has major cracks at the connection with the roof needs repair

Wing-D: Brick on the parapet has major crack that extends to the face of the building needs repair

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	JUN-05

Event: 1949 (Wing D) south east top corner brick has a large crack that extends to the roof parapet that is also separating from the adjacent portion.

Concern:

The craked portion is approximately 3 meters in length on both sides of the corner and extends up to the roof parapet that is capped with a precast concrete molding. It appears to have separated from the adjoining portion and could pose as a danger of total separation due to continued thaw action and rain.

Recommendation:

Repair the damaged portion of the brick facade, parapet and the roof if necessary.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$6,420	High

Updated: February 8 2006

Event: 1949-Wing D-Front entry south side concrete and brick pilasters are cracked.

Concern:

The pilasters that is holding up the concrete canopy at the front entry is cracked at the top portion and is significantly separating. There is concern about the structural integrity of the pilasters and may need to be investigated by an engineer to determine the extent of the damage.

Recommendation:

Repair the damaged portion that is separating as this could pose as a danger for the public using the school. This applies to both the pillars that has sustained damage.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$10,700	High

Updated: February 8 2006

B2010.01.06.03 Metal Siding**

1957-Insulated Metal Siding

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

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

1949, 1955, 1970 (Wing G), 1986-Stucco Infill

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JUN-05

B2010.01.09 Expansion Control: Exterior Wall Skin*

1949, 1955, 1957, 1970, 1986-Expansion Control Wall Skin

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JUN-05

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

1949 (Wing D and F), 1955 (Wing F) -Joint Sealers (Caulking) : Exterior Wall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	JUN-05

Event: **The caulking around the wood windows are old and cracked throughout the school in the areas above.**

Concern:

Further deterioration of the areas around the windows in the interior of the building will increase. This activity will also include repair of the interior finish and window replacement.

Recommendation:

Carry out this activity in conjunction with the replacement of the wood windows and the repair of gypsum board around the affected areas. Approximately 150 window units throughout the building with different sizes. Price is only for material

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$7,490	High

Updated: February 8 2006

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

1949, 1955, 1957, 1970, 1986-Paints Exterior Walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	JUN-05

B2010.01.99 Other Exterior Wall Skin*

Painted Concrete Parging (Bases)

1949-Painted concrete parging on the lower portion of the exterior envelope is painted

1955-Painted concrete parging on the lower portion of the exterior envelope is in the process of being painted

1970-Painted concrete parging on the lower portion of the exterior envelope is in good condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

B2010.01.99 Other Exterior Wall Skin*-Wing-B

Painted Concrete Parging (Bases)

1957- Wing B, the painted concrete parging around the building structure is flaking off and needs repair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

Event: **1957 (Wing B)-Parging is cracked around the perimeter of the building and flaking off.**

Concern:

The parging on the west side of the building is flaking off. This could allow further damage to the rest of the wall and increase the affected area.

Recommendation:

Refinish the wall and restore the protective layer of the wall base on building B west side and repaint to match the existing color. Apoproximately 80 sq.m of area.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$10,700	Low

Updated: February 8 2006

B2010.02.01 Cast-in-place Concrete:Ext.Wall Const*

1949, 1955, 1957, 1970, 1986-Cast in Place Concrete Exterior Wall Construction

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

B2010.02.02 Precast Concrete: Ext. Wall Const.*

1949, 1955, 1970, 1986-Precast Concrete: Exterior Wall Construction

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

B2010.06 Exterior Louvers, Grilles, and Screens*

1949, 1955, 1957, 1970, 1986-Exterior Louvers and Screens

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

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

1949, 1955, 1957, 1970, 1986-Aluminum Windows (Glass and Frame)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	JUN-05

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

1949, 1955-Exterior Wood Windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	JUN-05

Event: Wood Windows are old and failing in areas they are still in use.

Concern:

The wood windows throughout the facility are old and need to be replaced. They have extended their life use and now the building envelope is being compromised in many areas of the building. The exterior frames are cracked and all the seals no longer function.

Recommendation:

Replace all wood windows with aluminum double glazed units. Recaulk and refinish the exterior where necessary. There are approximately 150 window units that need to be replaced that vary in sizes. Price is only for window units not included is labor and equipment to replace them. This does not include removal as well.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$107,000	Medium

Updated: February 8 2006

B2020.04 Other Exterior Windows**

1949 (Wing D & E)-Structural Glass Blocks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	JUN-05

Event: Glass Block cracked and broken

Concern:

Glass block infill windows in the stair wells of Wings D and E have some blocks that are damaged and or broken.

Recommendation:

Replace broken blocks and reseal the envelope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$2,140	Low

Updated: February 8 2006

B2030.03 Large Exterior Special Doors*

1949 (Wing F) and 1970 (Wing G)- Wood and Metal Overhead garage doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

Event: 1949 (Wing F) and 1970 (Wing G)- Wood overhead doos need to be replaced

Concern:

The doors are in bad shape and need to be replaced.

Recommendation:

Replace the old wooden doors with steel roll up doors. There are six bays with doors that are 3m x 2.43m in width.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$85,600	High

Updated: February 8 2006



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

1949, 1955, 1957, 1970, 1986-Asphalt and Gravel Roofing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

B3010.07 Sheet Metal Roofing**

1949, 1955, 1957, 1970, 1986-Sheet Metal Flashing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	JUN-05

B3010.08.02 Metal Gutters and Downspouts**

1949, 1955, 1957, 1970, 1986- Metal Gutters and Downspouts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

B3020.01 Skylights**

1986-Wing H-second floor-Skylights

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

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

1949, 1955, 1957, 1970, 1986-Roof openings (Hatch, Vent, etc..)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

S3 INTERIOR**C1010.01 Interior Fixed Partitions***

1949, 1955, 1957, 1970, 1986-Concrete block, gypsum board, brick

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

C1010.02 Interior Demountable Partitions*

1949-Administration Office-demountable partitions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

C1010.05 Interior Windows*

1949, 1955, 1957, 1970, 1986-Interior Windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

C1010.06 Interior Glazed Partitions and Storefronts*

1949-Wing D-Glazed Partitions in the administration office

1970-Wing C-Glazed Partitions classroom second floor

1970-Wing A-Cafeteria enclosure

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

C1020.01 Interior Swinging Doors**

1949, 1955, 1957, 1970, 1986-Interior Wood Doors Throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

C1020.03 Interior Fire Doors*

1949, 1955, 1957, 1986-Interior Steel Fire Doors

Interior fire doors throughout the school have some surface damage but not critical however the fire door in computer room wing C has been adapted and therefore void its purpose as a fire door.

1970-Steel Fire Door in Computer Room (Wing C)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	JUN-05

Event: 1970-Steel Fire Door in Computer Room (Wing C) has a steel latch that is acting as a security device to prevent entry into the room.

Concern:

The latch has been bolted to the steel fire door. This is hazardous in time of emergency as it is an exit door.

Recommendation:

Remove the latch from the door and repair or replace the damaged steel fire door and frame.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$2,140	High

Updated: February 8 2006

C1020.05 Interior Large Doors*

1949-Interior Rolling Fire Rated Shutter Doors in the F wing food service area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

C1030.01 Visual Display Boards**

1949, 1955, 1957, 1970, 1986-Visual Display Boards

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	JUN-05

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

1949, 1955, 1957, 1970, 1986-Fabricated Compartments - Toilets/showers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	JUN-05

C1030.06 Handrails*

1949, 1955, 1957, 1970, 1986-Steel Painted Handrails on Stairs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

C1030.08 Interior Identifying Devices*

1949, 1955, 1957, 1970, 1986-Interior Identifying Devices

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	JUN-05

C1030.10 Lockers**

1949, 1955, 1957, 1970, 1986-Lockers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

C1030.12 Storage Shelving*

1949, 1955, 1957, 1970, 1986-Storage Shelving

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

C1030.14 Toilet, Bath, and Laundry Accessories*

1949, 1955, 1957, 1970, 1986-Toilet and Laundry Accessories

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

C2020.05 Resilient Stair Finishes**

1949, 1955, 1957, 1970, 1986-Resilient Stair Finish

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	JUN-05

Event: **Replace worn and sagging resilient stair treads throughout the school**

Concern:

Worn and loose stair tread finishes are a tripping hazard.

Recommendation:

Remove and replace worn resilient tread finishes at stair locations: Wing A- entry stair, Wing B-north staircase, Wing D-east and west exit stairs. Approximately 105 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$8,560	Low

*Updated: February 8 2006***C2020.06 Carpet Stair Finishes****

1949, 1955, 1957, 1970, 1986-Carpet Stair Finish in Library/Band Room/Lecture Halls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	JUN-05

C2020.08 Stair Railings and Balustrades*

1949, 1955, 1957, 1970, 1986-Steel Railings and Balustrades

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

C3010.01 Concrete Wall Finishes*

1949, 1955, 1957, 1970, 1986-Painted Concrete wall finish in basement and storage areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

C3010.04 Gypsum Board Wall Finishes*

1949, 1955, 1957, 1970, 1986-Gypsum Board Wall Finishes

Overall the gypsum finish throughout the school is in good condition however there are areas of the 1957 addition(Wing B) where damage is quite pronounced and appears to be related to the structural system of the building. Water is making its way into the building and saturating the wall from the roof to the lower floors. The mechanical room on the main floor also has water damage and needs to be repaired.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	JUN-05

Event: 1957-Gypsum Board Wall Finishes-Wing B classrooms along the south west corner of the building

Concern:

The crack along the entire length of the wall along this portion of the building indicates there is a problem with water entering the building. Further study is needed to determine how the water is entering the building and the extent of the problem

Recommendation:

Consult with an envelope specialist to evaluate the extent of the problem as replacing the gypsum wall finish will not eliminate the event from occurring at this point.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$1,605	High

Updated: February 8 2006

Event: 1957-Mechanical Room Gypsum Wall Finish is flaking and appears to have sustained water damage.

Concern:

The gypsum wall board finish is deteriorated and no longer functions to form the faire rating as it is designed.

Recommendation:

Replace or repair the damaged portions of the wall with the proper gypsum board type in order to function in accordance with the rating of the mechanical room. Approximately 30 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$3,210	Medium

Updated: February 8 2006

C3010.06 Tile Wall Finishes**

1949, 1955, 1957, 1970, 1986-Tiles on walls in bathrooms and changerooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

C3010.11 Interior Wall Painting**

1949, 1955, 1957, 1970, 1986-Interior Wall Painting

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	5	JUN-05

Event: Many areas of the school need to be painted as it is looking old and unkept. This is mostly evident in the areas of the school with high walls and high traffic and heavy use.

Concern:

In some parts of the school the hallways and stair wells are looking old and grey. The same applies to the maintenance and storage rooms that are used quite frequently by cleaning staff.

Recommendation:

Refinish areas in the school that require painting.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$160,500	Low

Updated: February 8 2006

C3010.12 Wall Coverings**

1949, 1955, 1957, 1970, 1986-Vinyl wall covering

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	JUN-05

C3010.14 Other Wall Finishes**

1949, 1955, 1957, 1970, 1986-Mineral Fibre Acoustic Tiles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

C3020.01 Concrete Floor Finishes (Paint)*

1949, 1955, 1957, 1970, 1986-Painted concrete floors in shop/storage/automotive shop/mechanical rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	JUN-05

C3020.02 Tile Floor Finishes**

1949, 1955, 1957, 1970, 1986-Floor Tiles in the bathrooms/changerooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

C3020.03 Terrazzo Floor Finishes*

1949-Terrazzo Floor Finish on three floors-has cracks but has been filled

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	70	JUN-05

C3020.04.03 Wood Flooring*-1970

Repair and refinish gym floor.

1970-Gym Floor-Wing A, flooring for the gym has not been maintained. The boards are loose and the floor finish has been stripped in some areas due to wear and lack of maintenance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

Event: 1949-Gym Floor in Wing A needs to be repaired and refinished

Concern:

The gym floor in wing A needs to be refurbished as it is loose in some areas. It also needs to be refinished and painted new lines.

Recommendation:

Repair and refinish the wood floor including new painted lines.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$123,050	Low

Updated: February 8 2006

C3020.04.03 Wood Parquet Flooring*-1949

Gym Wood Flooring

1949-Gym Floor-Wing E has just been refinished with new lines to start the new year.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

C3020.07 Resilient Flooring**

1949, 1955, 1957, 1970, 1986-Resilient sheet goods and tiles throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

C3020.08 Carpet Flooring**

1949,1970-Carpet flooring in music/drama room/adminisrtation office

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	JUN-05

Event: Replace worn carpet throughout the school.**Concern:**

Worn and old carpets throughout the school need to be replaced as in some areas they have a distinct odor that is very evident of extreme wear and use.

Recommendation:

Replace carpets in Office Administration - Wing D, Band Room and Music Room- Wing A, Caretaker Room - Wing B, Library text center. Approximately 1000 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$32,100	High

*Updated: February 8 2006***C3020.11 Floor Painting**

1949, 1955, 1957, 1970, 1986-Floor Paint-Storage Rooms throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	5	JUN-05

Event: Storage room floors need painting**Concern:**

Refinish the finish in the storage and caretaker rooms throughout the school

Recommendation:

Repaint the floors in the storage and caretaker rooms in the school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$3,210	Low

*Updated: February 8 2006***C3030.01 Concrete Ceiling Finishes***

1949, 1955, 1957, 1970, 1986-Concrete Ceiling-Painted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

C3030.04 Gypsum Board Ceiling Finishes*

1949, 1955, 1957, 1970, 1986-Gypsum Board Ceiling-Painted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

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

1949, 1955, 1957, 1970, 1986-Acoustic Ceiling T-Bar

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

Event: **Replace damaged T-bar tiles throughout the school due to leaks and condensation of mechanical equipment.**

Concern:

Many of the acoustic ceiling tiles throughout the school have stains and some have water damage that has been left to sag and some have surface mold on them.

Recommendation:

Remove and replace damaged tiles throughout the school. Approximately 500 sq.m. of ceiling tiles to be replaced



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$21,400	High

Updated: February 8 2006

C3030.07 Interior Ceiling Painting**

1949, 1955, 1957, 1970, 1986-Interior Ceiling Painting

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	JUN-05

C3030.09 Other Ceiling Finishes*

1949, 1955, 1957, 1970, 1986-Mineral Fibre Ceiling Tiles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	JUN-05

D1010.01.02 Hydraulic Passenger Elevators**

1949, 1955, 1957, 1970, 1986-Hydraulic Passenger Elevator

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

S4 MECHANICAL**D2010.01 Water Closets****

1986 - Installed in Upgrade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D2010.02 Urinals**

1986 - Installed in Upgrade Stall type urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D2010.03 Lavatories**

1986 - Installed in Upgrade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D2010.04 Sinks**

1986 - Installed in Upgrade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D2010.05 Showers**

1986 - Installed in Upgrade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D2010.08 Drinking Fountains / Coolers**

1986 - Installed in Upgrade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D2020.01.01 Pipes and Tubes: Domestic Water* C-Wing

Reported leakage problems especially in hot water recirculation line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	JUN-05

Event: Replace domestic water piping in C-wing.

Concern:

The domestic water piping has had reported problems of leaking.

Recommendation:

Replace the domestic water piping in the C-Wing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$160,500	Low

Updated: February 8 2006

D2020.01.01 Pipes and Tubes: Domestic Water* Galvanized

150 mm service for fire protection.
 100 mm domestic water service.
 Mostly copper except for approximately 5 m of visible galvanized piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	JUN-05

Event: Replace galvanized piping.

Concern:

Galvanized piping has been used for a small portion of the domestic water piping in the fire pump room.

Recommendation:

Replace approximately 6 m of galvanized pipe with copper piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$2,140	Unassigned

Updated: February 8 2006

D2020.01.02 Valves: Domestic Water**

Approximately 10 mixing valves for showers are failing due to age and some contain galvanized piping components.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	JUN-05

Event: Replace 10 mixing valves.

Concern:

The shower room mixing valves are failing and not working properly.

Recommendation:

Replace approximately 10 mixing valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$5,350	Medium

Updated: February 8 2006

D2020.01.03 Piping Specialties (Backflow Preventors)**

1986 - Installed in Upgrade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D2020.02.02 Plumbing Pumps: Domestic Water**

Recirculation pumps provided on domestic hot water systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

D2020.02.06 Domestic Water Heaters**

A-Wing: Rheem, 284 L capacity
 D-Wing: (1986) 2 copper tube boilers with vertical storage tank.
 C-Wing: (2001) State, 284 L capacity.
 H-Wing: (1986) 2 - Rheem, 321 L capacity.
 G-Wing: 2 domestic water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

D2030.01 Waste and Vent Piping*

Cast iron and copper piping. No significant problems reported despite age.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

D2030.03 Waste Piping Equipment*

The strainers and waste piping components on the science room sinks are no longer available.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

Event: Replace science lab sinks.

Concern:

The waste piping components for the science lab sinks are no longer available for replacement. The sinks themselves are old and some are deteriorating, and replacement of the waste piping will likely require the installation of new sinks.

Recommendation:

Replace approximately 40 science lab sinks c/w new trim.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$34,240	Medium

Updated: February 8 2006

D2040.01 Rain Water Drainage Piping Systems*

Rain water leaders are cast iron and some have been tested and contain asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

D2040.02.04 Roof Drains**

Roof drains connect to interior leaders and to underground storm service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	JUN-05

D3010.02 Gas Supply Systems*

1975 - Adequate Capacity

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

D3020.02.01 Heating Boilers and Accessories: Glycol.A wing.**

(1975) Superhot boiler, 387 kW input.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3020.02.01 Heating Boilers and Accessories: Glycol.B-Wing**

(1986) 2 Unilux 400W boilers located in main mechanical room, 1,170kW input each.

(1975) 2 HB Smith Boilers located in original mechanical room, 1,244 kW input each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3020.02.01 Heating Boilers and Accessories: Glycol.G-Wing.**

(1979) 4 - Hydrotherm boilers, 469 kW input each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

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

Both boiler rooms equipped with combustion air make-up air units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

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

1986 - Installed in Upgrade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3020.03.01 Furnaces.A-Wing**

(1984) 2 - Lennox furnaces provide heat to the change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

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

1986 - Installed in Upgrade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3030.05.02 Mechanical-Draft Cooling Towers

(1986) Cooling tower for heat pump system uses VFD controlled fans to cool condenser water. Unit is a Baltimore Air Coil model VXTN310R. Receiver sump and pump are indoor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

Event: Replace cooling tower sump.

Concern:

The cooling tower sump is rusting in several locations. Also, there is only one cooling tower circulation pump.

Recommendation:

The cooling tower sump should be replaced and a back-up circulation pump should be provided.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$16,050	Medium

Updated: February 8 2006

D3030.07.03 Water Source Heat Pumps

Approximately 110 packaged terminal heat pumps located throughout heat (in conjunction with the four hot water boilers), cool, and ventilate all areas of the B, C, D, E, F, and H-Wings except the shop areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

D3040.01.01 Air Handling Units: Air Distribution A-Wing**

(1984) 5280 l/s air handling unit c/w glycol heating coil and chilled water coil. Chilled water heat exchanger coupled to roof top Trane condensing unit.

(1984) Gas-fired air handling unit heats and ventilates the gymnasium, Engineered-Air T-350-1, 184 kW input.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3040.01.01 Air Handling Units: Air Distribution B, C, D, E, F, H-Wings**

C-Wing: Engineered-Air, 4200 l/s.

D-Wing: Engineered-Air, 5290 l/s.

H-Wing: Engineered-Air, 5740 l/s.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3040.01.01 Air Handling Units: Air Distribution G-Wing**

(approx. 1975) Lennox air handling unit with glycol heating coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

Event: Replace dampers and damper controls.

Concern:

The dampers and damper controls on the G-Wing air handling unit are not working properly. Indoor air quality and temperature are likely difficult to control.

Recommendation:

Replace the dampers and damper motors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$6,420	Medium

Updated: February 8 2006

D3040.01.01 Air Handling Units: Make-up Air G-Wing**

The art room is heated and ventilated by a make-up air unit with 100% exhaust. The area used to be a shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

Event: Replace art room HVAC system.

Concern:

The art room heating/ventilation system uses 100% make-up air which is not necessary for the space use and is inefficient.

Recommendation:

Replace the make-up air unit with a roof-top heat/cool unit with economizer section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$26,750	Low

Updated: February 8 2006

D3040.01.04 Ducts: Air Distribution*

Underground ducts in the A wing gymnasium entrain water, particularly when ponding occurs on the north west corner of the school due to precipitation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	50	JUN-05

Event: Replace A-Wing gymnasium ducting.

Concern:

Odors have been reported when water enters the underground ducts of the A-Wing gymnasium. The moisture may encourage mould growth.

Recommendation:

The underground ducting should be abandoned. A new network of overhead ducting should be provided for the gymnasium ventilation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$32,100	Medium

Updated: February 8 2006

D3040.01.07 Air Outlets & Inlets:Air Distribution.H-Wing*

Intake air grille located above entrance to automotive shop and parking area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JUN-05

Event: Relocate intake air louver.

Concern:

The air intake louver for the H-Wing air handling unit draws in exhaust fumes from vehicles parked out front of the automotive shop. Some complaints of odors inside the building have been reported.

Recommendation:

Duct the intake louver to a location where exhaust fumes cannot be drawn in.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2009	\$5,350	High

Updated: February 8 2006

D3040.03.01 Hot Water Distribution Systems. B-Wing**

2 - 11.7 kW pumps for the primary heating loop.

2 - 17.6 kW pumps for the secondary heating loop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	JUN-05

D3040.04.01 Fans: Exhaust.Change Room**

Exhaust capacity in football change room insufficient.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

Event: Add exhaust fan to change room.

Concern:

Strong odours detected in the football change room.

Recommendation:

Install a large capacity exhaust fan and make-up air system for the football change room.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2009	\$21,400	Low

Updated: February 8 2006

D3050.03 Humidifiers**

Humidification systems have been abandoned.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

D3050.05.03 Finned Tube Radiation**

1975 - Original Equipment

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	JUN-05

D3050.05.06 Unit Heaters**

In shop areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3060.02.01 Electric and Electronic Controls**

DDC sensors and electric thermostats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

D3060.02.05 Building Systems Controls(BMCS, EMCS)**

Building automation system controls central plant and classroom sensors. Shop areas and vestibule unit heaters controlled by electric thermostats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

D4010 Sprinklers: Fire Protection*

Provided only in the wood shop and autobody paint booths.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

D4020 Standpipes*

(1986) installed in upgrade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

D4030.01 Fire Extinguisher, Cabinets and Accessories**

(1986) - Installed Throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

D4090 Other Fire Protection Systems*

1986 - Suppression system provided in cafeteria range hood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

S5 ELECTRICAL**D5010.01 Main Electrical Transformers****

1986 - Main electrical transformer is a pad mount transformer that supplies a 600V 2000A main service. Transformer is adjacent to the building and has an adequate blast wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	JUN-05

D5010.02 Secondary Electrical Transformers (Interior)**

1970 - Secondary transformers are Federal Pioneer step down, 600 to 208V three phase. Transformers are located in mechanical rooms throughout the building, there are 15 in total.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	JUN-05

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

1970 - Westinghouse Main breaker and CDP, 2000A, 600V, metering, minimum running load is 450 KW. There are spares and service is adequate for the size of the building. There is no surge protection for the main service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	JUN-05

Event: Add Surge Suppression Unit**Concern:**

Existing main service has no protection from electrical surges or spikes, this reduces equipment life span and adds to the operating cost of the building.

Recommendation:

Install TVSS units for the main service and sub distribution panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2009	\$9,630	Low

Updated: February 8 2006

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

1986 - Branch circuit panel boards are a mix of Westinghouse and Federal Pioneer. Panels are 90 to 100% full, and have insufficient space for any upgrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

Event: Add Additional Branch Circuit Panels

Concern:

Existing panels have very little room for expansion and additional devices.

Recommendation:

Add second tub to existing single tub panels and additional panels where double tub panels are full.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$53,500	Low

Updated: February 8 2006

D5010.07 Motor Control Centers (Motor Control)**

1970 - Motor Control Centers are Westinghouse 4 plex starter centers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D5010.07.02 Motor Starters and Accessories**

1970 - Separate motor starters are AB starters and are becoming difficult to find replacement parts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

Event: Replace Starters with MCC Units

Concern:

Groups of AB starters are getting old and replacement parts are becoming hard to find.

Recommendation:

Replace starters in groups with local MCC units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2009	\$26,750	Low

Updated: February 8 2006

D5010.07.03 Variable Frequency Drives**

1986 - VFDs are Hitachi units installed on all supply fan units and are fully functional, but are all run at 100% speed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

D5020.01 Electrical Branch Wiring*

1970 - Electrical branch wiring is in fair condition but wire ways are at capacity, any additional wiring requires additional conduits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

D5020.02.01 Lighting Accessories (Lighting Controls)*

1986 - Lighting controls are line voltage switching in smaller rooms, larger areas have low voltage relay panels for low voltage switching.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D5020.02.02.01 Interior Incandescent Fixtures*

1970 - Several small closets and mechanical rooms have incandescent lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D5020.02.02.02 Interior Florescent Fixtures**

1986 - Classrooms and Hallways have T-12 fluorescents. Fixtures are all surface mount fixtures in the A wing, and the remaining building has primarily recessed T-bar fixtures. Fixtures are not efficient.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

Event: Upgrade Class and Hall Lighting to T-8 Fluorescents

Concern:

Existing lights are inefficient and are nearing the end of their ballast life span.

Recommendation:

Retrofit ballasts and lamps to electronic ballasts and T-8 fluorescents.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$749,000	Low

Updated: February 8 2006

D5020.02.02.04 Interior H.P. Sodium Fixture*

1970 - Gym and lobby lighting is recessed and semi-recessed HPS fixtures. Lighting levels are adequate but the lights are left on all day which is very inefficient.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

Event: Upgrade Gym Lights to T-5 Fluorescents

Concern:

Existing lighting is inefficient due to the fact that they are run all day and never shut off, because of the lamp start time.

Recommendation:

Replace gym lighting with T-5 fluorescent fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$26,750	Low

Updated: February 8 2006

D5020.02.03 Emergency Lighting*

1986 - Emergency lighting consists of hall lighting circuits and exit lights tied to an emergency generator. Exit lamps have been retrofitted with LED retrofit kits. The 1970 detached portion of the school has battery packs and remote heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

1986 - Exterior lights are 150 W HPS, wall mount area lights controlled by photocells. Located primarily above entrances and the north parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

D5030.01 Detection and Fire Alarm**

1986 - Edwards 8500 conventional fire alarm system located in the telephone room, with remote annunciator at the main entrance. There is a sub panel in the automotive shop building adjacent to the main entrance. System has no strobe devices and the system is getting fairly old.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

Event: Upgrade Fire Alarm System

Concern:

Existing fire alarm system does not have any strobe devices and system will be nearing the end of its life span in the next few years.

Recommendation:

Install new addressable fire alarm system with horn-strobe devices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2009	\$48,150	Low

Updated: February 8 2006

D5030.02.02 Intrusion Detection**

1986 - Magnum Alert Computerized security system panel has motion sensors and adequate coverage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

D5030.02.03 Security Access**

2001 - Security access to the school is controlled by the card reader at the north parking entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

D5030.02.04 Video Surveillance**

2001 - Intellex DVMS DV16000 computer based video surveillance system, cameras are located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

D5030.03 Clock and Program Systems**

1986 - Edwards clock and program system to connect to the clock system and the bells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

D5030.04.01 Telephone Systems**

2003 - Nortel Meridian telephone system, new matching handsets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

D5030.04.02 Paging Systems*

2003 - through the telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

D5030.04.04 Data Systems**

1997 - Data racks are centralized in several wings throughout the school, these racks are connected together with fibre optic links. The cabling is CAT 5, which is run in conduit on the surface and free air above suspended ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

D5030.05 Public Address and Music Systems**

1986 - PA system in the hall powered by a TOA amp and an Interm PA amp, this system has poor coverage and should be integrated into the telephone system. In the H wing gym there is a EV sound system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	JUN-05

Event: Upgrade Public Address System

Concern:

Existing PA system has poor coverage and is not functioning throughout the school.

Recommendation:

Install new public address system and interface with the telephone system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$74,900	Low

Updated: February 8 2006

D5030.06 Television Systems*

1986 - CATV is serviced in the telephone room and there are several runs located in libraries and several classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

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

1986 - John Deer Packaged Diesel Genset does not meet the load requirements of the school due to the generator cooling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	35	JUN-05

Event: Improve Generator Air flow

Concern:

Existing intake and exhaust ducting do not provide adequate cooling for the generator.

Recommendation:

Rotate generator to minimize air restrictions, and install new intake fan to reduce intake restriction.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$16,050	Medium

Updated: February 8 2006

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1030.01 Vehicle Service Equipment***

1949, 1955, 1957, 1970, 1986-Vehicle Service Equipment

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

E1090.03 Food Service Equipment*

1949,1986-Food Service Equipment

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

1949, 1955, 1957, 1970, 1986-Recreational and Therapeutic Equipment

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	JUN-05

E2010.02.05 Educational Facility Casework*

1949, 1955, 1957, 1970, 1986-Educational Facility Casework

The casework throughout the school is in adequate condition with some stains but still in good condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	JUN-05

E2010.02.05 Educational Facility Casework*-Wing G

1970-Educational Facility Casework

There is no casework in the boys and girls washroom in this wing and should be installed. Cost is under \$1000

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

E2010.02.07 Kitchen Casework*

1949, 1955, 1957, 1970, 1986-Standard Foundation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	JUN-05

E2010.02.09 Library Casework*

1949, 1955, 1957, 1970, 1986-Standard Foundation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	JUN-05

F1010.02.05 Grandstands and Bleachers**

1949, 1955, 1957, 1970, 1986-Standard Foundation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

F1020.02.13 Paint Booths*

1949, 1955, 1957, 1970, 1986-Standard Foundation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	50	JUN-05

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

1949, 1955, 1957, 1970, 1986- Parking To Entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

Event: Wing A, The distance from the parking area from the street to the entrance doors is at least 20 meters in Wing A. Wing C is not accessible due to exterior concrete stairs and sidewalks with steps. The same applies for the distance.

Concern:

At the rear north end between building B and E of the school there is no designated handicap parking stall provided however it is possible to use this area as a possible drop off because the doors are closer from the parking area.

Recommendation:

Provide a designated parking stall that is closer to the entry doors other than that which is accessed from the street level. Preferably from the North end of Wing B. Wings E, F, G are also accessible from the rear parking area but modifications would be required to the entry doors to accommodate wheelchair access and a designated sidewalk path to be installed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$16,050	Low

Updated: February 8 2006

K4010.02 Barrier Free Entrances

1949, 1955, 1957, 1970, 1986-Barrier Free Entrances

A automatic door operator needs to be installed at the main entry of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

Event: Barrier Free Entrances missing in all Wings of the school. Provide power door operator at designated entry of the school.

Concern:

The main entry to the school does have proper barrier free entry doors that can accommodate handicap students.

Recommendation:

Install a power door operator to the main entry of the school in order to have access to the elevator at the main lobby.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$10,700	Low

Updated: February 8 2006

K4010.03 Barrier Free Interior Circulation

1949, 1955, 1970-Wing G -Wing E-limited to the main floor circulation.
 1957, 1970-(Wing C) ,1986-Barrier Free Interior Circulation accessible by elevator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

K4010.04 Barrier Free Washrooms

1949-Two floors that have a barrier free washroom.
 1955,1957, 1970, 1986-Do not have Barrier Free Washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

Event: Barrier Free Washrooms

Concern:

Barrier free washrooms are not provided for throughout the entire school.

Recommendation:

Further study will have to be taken in order to determine cost effectiveness in providing barrier free washrooms for the entire school facility. Programming will have to be evaluated in order to facilitate a designated area for classrooms that is accessible for students and staff that might have physical difficulties. Currently B wing is the only part of the school that has barrier free washrooms provided on two floors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$1,605	Low

Updated: February 8 2006

Event: Provide at least one barrier free washroom per floor per wing as per policy. Wing A-1, Wing C-1, Wing D-3, Wing E & H - 1, Wing F-1, Wing G-1 for total of 8 Barrier Free washrooms.

Concern:

Where existing washrooms can not facilitate the addition of a barrier free stall it is recommended that a new barrier free washroom be in a nearby location if possible.

Recommendation:

Provide a barrier free washroom per floor per wing as required for upgrade where applicable. There is a minimum of 8 required for the above mentioned. This includes all necessary hardware, doors, millwork, etc...

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$85,600	Low

Updated: February 8 2006

RECAPP Facility Evaluation Report

Lethbridge Collegiate Institute

S3687
Lethbridge

Facility Details

Building Name: Lethbridge Collegiate Institu
Address:
Location: Lethbridge

Building Id: S3687
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company:
Evaluation Date:
Evaluator Name:

Total Maintenance Events Next 5 years: \$5,350
5 year Facility Condition Index (FCI): 0%

General Summary:

Overall the site is adequate and quite large with ample on street parking. The front entry of the school is paved concrete pedestrian with concrete planter and benches. There are sidewalks on three sides of the site. The site is well lit with signs and designated parking areas. Landscaped areas are in good condition. Athletic field that is shared with the adjacent junior high school is acceptable. The rating of the site is acceptable.

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

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

1949, 1955, 1957, 1970, 1986-Flexible Pavement Roadway-Asphalt

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

G2010.05 Roadway Curbs and Gutters*

1949, 1955, 1957, 1970, 1986- Roadway Curbs and Gutters

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

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

1949, 1955, 1957, 1970, 1986- Paved Parking Lots (Asphalt)

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

G2020.06.02 Parking Bumpers*

1949, 1955, 1957, 1970, 1986-Parking Bumpers

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

G2020.06.03 Parking Lot Signs*

1949, 1955, 1957, 1970, 1986-Parking Lot Signs.

The main school sign at the front of the school is in good condition however there are signs in the parking lot area that have old signs which are no longer legible but are still attached to the building.

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

Event: Parking Lot signs at the perimeter of the building are in poor sight lines and old ones should be taken down

Concern:

Signs around the perimeter of the school particularly in the parking areas need to be replaced. Old ones need to be taken down for efficient way finding.

Recommendation:

Replace and remove old signs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$2,140	Low

Updated: February 8 2006



G2020.06.04 Pavement Markings*

1949, 1955, 1957, 1970, 1986-Pavement Markings

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

G2030.02 Asphalt Pedestrian Pavement**

1949, 1955, 1957, 1970, 1986-Asphalt Pedestrian Pavement

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

G2030.03 Pedestrian Unit Pavers**

1949, 1955, 1957, 1970, 1986-Unit Pavers

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

1949, 1955, 1957, 1970, 1986-Rigid Pedestrian Pavement -Concrete

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

G2030.06 Exterior Steps and Ramps*-Wing B

1957-Exterior Concrete steps (Wing B) north exit is badly cracked and also separated from the building.

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

Event: 1957-Exterior Concrete steps (Wing B) north exit is damaged and has separated from the landing.

Concern:

The concrete steps and landing form the exit of the building in Wing B. The separation of the steps is over 2" along the run of the tread. This is a tripping hazard in the case of an emergency.

Recommendation:

Replace the concrete steps as filling the crack will not elevate the condition.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$3,210	Medium

Updated: February 8 2006

G2030.06 Exterior Steps and Ramps*-Wing D

1949-Exterior Concrete Stair (Wing D) south entry has a large crack that extends from the sidewalk to the front concrete landing.

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

Event: Wing D -1949 : Concrete stair at the south east entry is cracked from the top to the bottom.

Concern:

The stair is supporting the concrete pilasters that support the roof above. Structural integrity of the base is in question.

Recommendation:

Further investigation is required to determine the extent of the crack and whether it is a safety issue for the public.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$1,284	Low

Updated: February 8 2006

G2030.06 Exterior Steps and Ramps*-Wing F

1949-Exterior Steel Stairs (Wing F) north side there is a steel stair that has anchor bolts missing and the supporting column is bent, cost is under \$1000.

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

G2040.02 Fences and Gates**

1949, 1955, 1957, 1970, 1986-Fences and Gates

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

G2040.03 Athletic and Recreational Surfaces**

1949, 1955, 1957, 1970, 1986-Athletic and Recreational Surfaces

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

G2040.06 Exterior Signs*

1949, 1955, 1957, 1970, 1986-Exterior Signs

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

G2040.08 Flagpoles*

1949, 1955, 1957, 1970, 1986-Flagpoles

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

G2040.11 Retaining Walls*

1949, 1955, 1957, 1970, 1986-Retaining Walls

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

G2050.01 Irrigation Systems*

Irrigation system along south side of facility is metered separately. Irrigation for athletic fields owned, operated, and maintained by City of Lethbridge.

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

G2050.04 Lawns and Grasses*

1949, 1955, 1957, 1970, 1986-Lawns and Grasses

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

G2050.05 Trees, Plants and Ground Covers*

1949, 1955, 1957, 1970, 1986-Trees, Plants and Ground Cover

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

G2050.07 Planting Accessories*

1949, 1955, 1957, 1970, 1986-Planting Accessories

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

G3090 Other Site Mechanical Utilities*

Buried glycol storage tank has been abandoned and filled with sand.

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

G4010.03 Electrical Power Distribution Equipment*

1986 - Pad mount transformer is adjacent to the building, and has adequate blast wall protection

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

G4010.04 Car Plugs-ins*

1986 - Car plug-ins for staff parking along exterior walls of the building controlled by time clock and temperature sensor.

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

G4020.01 Area Lighting*

1986 - Area lights are mounted on the building exterior, lights are wall mount HPS flood lights.

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