

# **RECAPP Facility Evaluation Report**

**Grande Prairie S Dist #2357**



**Alexander Forbes School**

B3492A

Grande Prairie

**Facility Details**

**Building Name:** Alexander Forbes School  
**Address:** 7240 Poplar Drive  
**Location:** Grande Prairie

**Building Id:** B3492A  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$9,760,584  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Francis Ng Architect Ltd.  
**Evaluation Date:** June 2 2005  
**Evaluator Name:** Mr. Francis Ng

**Total Maintenance Events Next 5 years:** **\$2,880,387**  
**5 year Facility Condition Index (FCI):** **29.51%**

**General Summary:**

This elementary school for Grades K through 8 was originally built in 1979 and partial area had Modernization in 1999; 1979 addition had Modernization in 1998; 1999 addition; Portables were installed in 1979 and 1981. Total building area is 5877.90 square metres. Total capacity of students is 690. ABC Group A Division 2 - School, single storey, facing 2 streets, combustible and non-combustible construction, unsprinklered.

Regrade soil around portable is required. Portables crawl space is wet. Sump pit and pump should be provided.

**Structural Summary:**

The 1979 original building, 1979 addition and 1999 addition have split faced concrete block on concrete grade beams on concrete displacement piles. The interior has square columns on WF steel beams on concrete piles. The floor has concrete slab on steel deck on O.W.S.J.

The 1979 original building, 1979 addition and 1999 addition roofs have steel deck on steel joists on steel beams on steel columns.

The overall structural system rating is good.

**Envelope Summary:**

The 1979 original building has built-up-roof and metal roof. The 1979 addition and 1999 addition has SBS roofing.

The exterior windows and storefronts are aluminum. Automatic doors are provided.

The built-up roof requires major roof repairs. Metal roof screws had been removed or missing. Metal roof edges require insulation or metal closures. Snow falls off the metal roof during winter. Skylights leak. Roof drains, gutters and downspouts require replacement.

Overall envelope system rating is acceptable.

**Interior Summary:**

The school has vinyl coated gyproc both sides on steel studs c/w batt insulation. Typical room has single solid core birch stain grade wood door and pressed steel frame.

Spray on soundproofing material loose and damaged by impact. Replace laboratory countertops which have burned and discoloured areas and cracked finish.

Gymnasium has maple flooring on plywood on wood flooring on O.W.S.J. Replace acoustic ceiling tiles. Need barrier-free access to stage.

Remove mould in accordance with the recommendations provided by consultant (See F2020.04 Mould)

Overall interior system rating is acceptable.

**Mechanical Summary:**

Building mechanical systems include 25-gas fired furnaces providing heating. Ventilation provided by the furnaces and 2-gas fired heating/dx cooling dual duct/multizone air handling units with general and dedicated exhaust systems.

Conventional plumbing system with 2-gas fired domestic hot water heaters. Fire hose cabinets and fire extinguishers located throughout building. Mechanical services include City of Grand Prairie metered domestic water supply, sanitary and storm drainage. Metered natural gas supply from Utility. The dual duct/multizone AHUs does not provide sufficient ventilation to meet indoor air quality, have surpassed Theoretical Life Expectancy with some replacement parts unavailable.

Cooling systems is required to be provided for the Computer Lab Classrooms. Ductwork distribution system is required to be provided for the Portables. Upgrading of the BMCS system is required. The building mechanical systems meets present requirements. Overall mechanical system rating is acceptable.

**Electrical Summary:**

The school has been provided with an 600 Amp, 120/208V, 3 phase, 4 wire service. Service equipment is as old as the original building and well past it expected life cycle. Branch breaker panels are generally full and as old as the original building. The fire alarm system is obsolete and no longer manufactured. Limited capacity is available for expansion in the fire alarm system. Interior lighting is provided primarily by fluorescent fixtures and are of the energy efficient type with T8 lamps and electronic ballasts. Exit lights are of the LED type.

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

## **S1 STRUCTURAL**

### **A1010.02 Column Foundations**

The 1979 original building (Interior) has square steel columns on 600 mm diameter concrete pile cap on 600 mm diameter concrete displacement piles.

The 1979 original building (Exterior at North Entrance) has square steel columns on 600 mm square concrete pile cap on 600 mm diameter concrete displacement piles.

The 1979 original building (Exterior retaining walls) has 600 mm diameter concrete pile cap on 600 mm diameter concrete displacement piles.

The 1979 addition (1998 Modernization) (Interior) has square steel columns on 600 mm diameter concrete pile cap on 600 mm diameter concrete displacement piles.

The 1979 addition (1998 Modernization) (Exterior at East Entrance and North Canopy) has square steel columns on 600 mm square concrete pile cap on 600 mm diameter concrete displacement piles.

The 1979 addition (1998 Modernization) (Exterior retaining walls) has 600 mm diameter concrete pile cap on 600 mm diameter concrete displacement piles.

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

### **A1020.07 Grade Beams**

The 1979 original building has 250x2200 mm concrete grade beams on 600 mm diameter x 600 mm deep concrete pile cap on concrete displacement piles along perimeter.

The 1979 original building (interior central North-South Corridor) has 250x1200 mm concrete grade beams on 600 mm x 600 mm deep concrete pile cap on concrete displacement piles.

The 1979 original building (interior Gymnasium 106) has 250x1200 mm concrete grade beams on 600 mm diameter x 600 mm deep concrete pile cap on concrete displacement piles.

The 1979 original building (interior Stage 115, CTS 101) has 250x1200 mm concrete grade beams on 600 mm diameter x 920 mm deep concrete pile cap on concrete displacement piles.

The 1979 addition (1998 Modernization) has 250x2200 mm concrete grade beams on 600 mm diameter x 600 mm deep concrete pile cap on concrete displacement piles along perimeter.

The 1979 addition (1998 Modernization) (interior) has 200x1200 mm concrete grade beams on 600 mm x 600 mm deep concrete pile cap on concrete displacement piles.

The 1999 addition has concrete grade beams on 600 mm x 600 mm deep concrete pile cap on concrete displacement piles.

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

### **A1030 Slab on Grade\***

The 1979 original building (Main Entrance and Exits) has 127 mm concrete slab on 200 mm compacted granular fill.

The 1979 addition (1998 Modernization) (East Entrance) has 127 mm concrete slab on 200 mm compacted granular fill.

The 1979 original building (1999 Modernization) (CTS 101 overhead door) has 150 mm concrete slab on 200 mm compacted granular fill.

The 1999 addition has oncrete slab on compacted granular fill.

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

**A2020 Basement Walls (& Crawl Space)\***

The 1979 original building has concrete grade beams along perimeter.  
 The 1979 addition (1998 Modernization) has concrete grade beams along perimeter.

The 1999 addition has concrete grade beams along perimeter.

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

**A2020.04 Basement Wall Vapor Retarder & Insulation**

The 1979 original building has 25x1600 mm rigid insulation, dampproofing on concrete grade beams along perimeter.  
 The 1979 addition (1998 Modernization) has 25x1600 mm rigid insulation, dampproofing on concrete grade beams along perimeter.

The 1999 addition has 25x1600 mm rigid insulation, dampproofing on concrete grade beams along perimeter.

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

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

The 1979 original building (Perimeter) has 200 mm concrete block on concrete grade beams.  
 The 1979 original building (Interior) has 127x127x6 mm square columns on WF steel beams on concrete piles.  
 The 1979 original building (Exterior columns) has 102x102x6 mm square columns on concrete pile cap on concrete piles.  
 The 1979 addition (1998 Modernization) (Perimeter) has 200 mm concrete block on concrete grade beams.  
 The 1979 addition (1998 Modernization) (Interior) has 127x127x6 mm square columns on WF steel beams on concrete piles.  
 The 1979 addition (1998 Modernization) (Exterior columns) has 102x102x6 mm square columns on concrete pile cap on concrete piles.

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

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

The 1979 original building (Whole building except Gymnasium 106, Stage 115, CTS 101) has 90 mm concrete slab on 38 mm x 22 gauge steel deck on 660 mm deep O.W.S.J.  
 The 1979 original building (Gymnasium 106) has 38x89 mm wood flooring on 457 mm deep O.W.S.J.  
 The 1979 original building (partial Stage 115) has 20 mm maple flooring on 19 mm plywood deck on 38x89 mm wood joists at 400 mm O.C. on 38x89 mm studs at 400 mm O.C. on 90 mm concrete slab on 38 mm x 22 gauge steel deck on W250x33 steel beams.  
 The 1979 original building (CTS 101) has 90 mm concrete slab on 38 mm x 22 gauge steel deck on 356 mm deep O.W.S.J.  
 The 1979 addition (1998 Modernization) has 90 mm concrete slab on 38 mm x 22 gauge steel deck on 600 mm and 508 mm deep O.W.S.J.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	100	JUN-05

**B1010.05 Mezzanine Construction\***

The 1979 addition (1999 Modernization) has 90 mm concrete slab on 38 mm steel deck on 508 mm deep O.W.S.J.

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

**B1010.06 Ramps: Exterior\*\***

The 1979 original building (East Main Entrance) has 127 mm concrete slab ramp on 200 compacted granular fill.

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

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

The 1979 original building has 38 mm 22 gauge steel deck on 610 mm deep steel joists on W410x54 steel beams on steel columns.

The 1979 addition (1998 Modernization) has 38 mm 22 gauge steel deck on 610 mm deep steel joists on W410x54 steel beams on steel columns.

The 1999 addition has 38 mm 22 gauge steel deck on 610 mm deep steel joists.

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

**B1020.04 Canopies\***

The 1979 original building (Main Entrance) has C150x12 on W250x33 on 102x102x6 steel columns on concrete plie caps on concrete displacement piles.

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

## S2 ENVELOPE

### B2010.01.02.02 Concrete Block: Ext. Wall Skin\*

The 1979 original building (Exterior columns) has 200 mm split faced half concrete block around square columns.

The 1979 addition (1998 Modernization) (Exterior columns) has 200 mm split faced half concrete block around square columns.

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

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

The 1979 original building has 75 mm metal siding on 75x75x6 mm steel angles at 600 mm O.C.

The 1979 addition (1998 Modernization) has 75 mm metal siding on 75x75x6 mm steel angles at 600 mm O.C.

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

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

The 1979 original building has expansion control joints in split-faced concrete block.

The 1979 addition (1998 Modernization) has expansion control joints in split-faced concrete block.

The 1999 addition has expansion control joints in split-faced concrete block.

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

**Event:** Repair expansion control joints.

**Concern:**

Some area has damaged expansion control joints in split-faced concrete blocks at the window sills.

**Recommendation:**

Repair expansion control joints.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,210	Low

*Updated: January 18 2006*

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

The 1979 original building (North, East and South) has 200 mm split faced concrete block stacked bonded, round tooled joints, core fill insulation, vapour barrier, 75 mm rigid insulation, 15 mm gyproc.

The 1979 original building (West of Gymnasium 116) has 250 mm split faced concrete block stacked bonded, round tooled joints, core fill insulation, vapour barrier, 75 mm rigid insulation, 100 mm Soundblox concrete block stacked bonded, round tooled joints.

The 1979 original building (South of Stage 115) has 250 mm split faced concrete block stacked bonded, round tooled joints, core fill insulation, vapour barrier, 75 mm rigid insulation, 15 mm gyproc.

The 1979 addition (1998 Modernization) has 200 mm split faced concrete block stacked bonded, round tooled joints, core fill insulation, vapour barrier, 75 mm rigid insulation, 15 mm gyproc.

The 1979 addition (1999 Modernization) (North of CTS 101) has 250 mm split faced concrete block stacked bonded, round tooled joints, core fill insulation, vapour barrier, 75 mm rigid insulation, 15 mm gyproc.

The 1999 addition has 200 mm split faced concrete block stacked bonded, round tooled joints, core fill insulation, vapour barrier, 75 mm rigid insulation, 15 mm gyproc.

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

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

The 1979 original building has concrete block core fill insulation, vapour barrier, 75 mm rigid insulation.

The 1979 addition (1999 Modernization) (North of CTS 101) has concrete block core fill insulation, vapour barrier, 75 mm rigid insulation.

The 1999 addition has concrete block stacked bonded, round tooled joints, core fill insulation, vapour barrier, 75 mm rigid insulation.

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

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

Metal mechanical louvres.

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

**B2010.09 Exterior Soffits\***

The 1979 original building has 19x89 mm cedar siding on 38x89 mm strapping at 400 mm O.C. fastened to 75x75x6 mm steel angles at 600 mm O.C.

The 1979 addition (1998 Modernization) has 19x89 mm cedar siding on 38x89 mm strapping at 400 mm O.C. fastened to 75x75x6 mm steel angles at 600 mm O.C.

The 1979 addition (1999 Modernization) has 19x89 mm cedar siding on 38x89 mm strapping at 400 mm O.C. fastened to 75x75x6 mm steel angles at 600 mm O.C.

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

**Event: Replace cedar soffits.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,560	Unassigned

*Updated: January 18 2006*



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

The 1979 original building (Classrooms) has double glazed sealed aluminum windows.  
 The 1979 original building (1998 Modernization) has double glazed sealed aluminum windows.  
 The 1979 original building (1999 Modernization CTS 101, CTS 204, Mechanical Room 203) has double glazed sealed aluminum windows.

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

**Event: Replace aluminum windows.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2012	\$42,800	Unassigned

*Updated: January 18 2006*

**B2030.01.01 Aluminum-Framed Storefronts\*\***

The 1979 original building (East and North Vestibules) has aluminum frame storefront c/w double Georgian wired glass doors with birch pulls and aluminum frames.

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

**Event: Replace aluminum framed storefronts.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2012	\$8,560	Unassigned

*Updated: January 18 2006*

**B2030.01.06 Automatic Entrance Doors\*\***

The 1979 original building (North Main Entrance) has automatic entrance doors.

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

**Event: Replace automatic entrance doors.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2012	\$8,560	Unassigned

*Updated: January 18 2006*

**B2030.02.01 Metal Doors and Frames (CTS)**

The 1979 original building (1999 Modernization) has insulated metal door c/w half Georgian wired glass panels and pressed steel frame.

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

**B2030.02.01 Metal Doors and Frames (Gymnasium)**

The 1979 original building (Gymnasium 106) has insulated metal doors and pressed steel frames.

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

**Event: Replace insulated metal doors and hardware.**

**Concern:**

Doors and weatherstrips worn out.

**Recommendation:**

Replace with new insulated metal doors and hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$6,420	Unassigned

*Updated: January 18 2006*

**B2030.03 Large Exterior Special Doors\***

The 1979 original building (1999 Modernization) (CTS 101) has one wood overhead door c/w high lift tracks.  
The 1999 addition (Storage 180) has two overhead doors with tracks.

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

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

The 1979 original building (North Main Entrance, two central flat roofs) has built-up roof on 100 mm rigid insulation on vapour barrier.

The 1979 original building has 75 mm steel siding on 100 mm rigid insulation on vapour barrier.

The 1979 addition (1998 Modernization) has SBS roofing on fibreboard on 100 mm rigid insulation on vapour barrier.

The 1979 addition (1998 Modernization) has 75 mm steel siding on 100 mm rigid insulation on vapour barrier.

The 1999 addition has SBS roofing.

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

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

The 1979 original building (North Main Entrance, two central flat roofs) has built-up roof on 100 mm rigid insulation on vapour barrier on 15 mm gyproc on 38 mm 22 gauge steel deck on 610 mm deep steel joists on W410x54 steel beams on steel columns.

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

**Event: Repair built-up-roof.**

**Concern:**

Upper flat Roofs and Northeast corner have exposed base, soft spots, blisters, ponding.  
North Main Entrance Roof has moss, ponding.

**Recommendation:**

Repair built-up-roof. (approx. 1000 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$80,250	Low

*Updated: January 18 2006*



**Event: Replace built-up-roof.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$160,500	Unassigned

*Updated: January 18 2006*

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

The 1979 addition (1998 Modernization) has SBS roofing on fibreboard on 100 mm rigid insulation on vapour barrier on 15 gyproc on 38 mm 22 gauge steel deck on 610 mm deep steel joists on W410x54 steel beams on steel columns.

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

**Event: Repair SBS roofing.**

**Concern:**

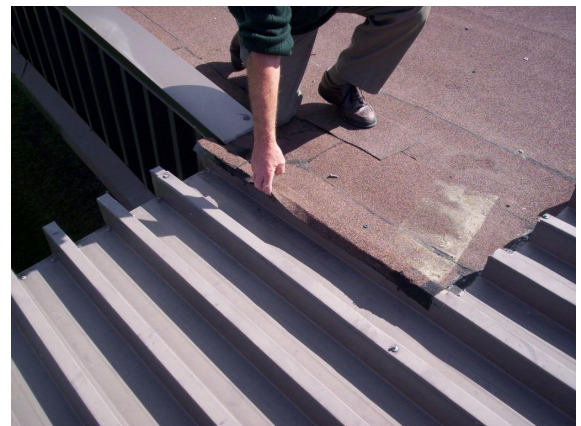
Roof leaks, ponding, rough base sheet. Connection between metal roofing and SBS loose. (SBS under warranty)

**Recommendation:**

Repair SBS roofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,210	Low

*Updated: January 18 2006*



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

The 1999 addition has SBS 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\*\***

The 1979 original building has 75 mm steel siding on 100 mm rigid insulation on vapour barrier on 15 gyproc on 38 mm 22 gauge steel deck on 610 mm deep steel joists on W410x54 steel beams on steel columns.

The 1979 addition (1998 Modernization) has 75 mm steel siding on 100 mm rigid insulation on vapour barrier on 15 gyproc on 38 mm 22 gauge steel deck on 610 mm deep steel joists on W410x54 steel beams on steel columns.

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

**Event: Repair metal roof.**

**Concern:**

Metal roof screws had been removed or missing. Metal roof edges require insulation or metal closures. Snow falls off the metal roof during winter.

**Recommendation:**

Repair metal roof and snow deflectors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$8,560	Low

*Updated: January 18 2006*



**Event: Replace metal roof.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$107,000	Unassigned

*Updated: January 18 2006*

**B3010.08 Flashing and Sheet Metal**

The 1979 original building has prefinished metal flashing, built-up roof carried over 89x89 mm cantstrip on 2-38x140 mm plates with plywood spacer.

The 1979 addition (1998 Modernization) has prefinished metal flashing, built-up roof carried over 89x89 mm cantstrip on 2-38x140 mm plates with plywood spacer.

The 1999 addition has prefinished metal flashing, built-up roof carried over 89x89 mm cantstrip on 2-38x140 mm plates with plywood spacer.

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

**Event: Replace flashing.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,560	Unassigned

*Updated: January 18 2006*

**B3010.08.02 Metal Gutters and Downspouts\*\***

The 1979 original building has roof drains on built-up roof; metal gutter between two sloped metal roofs; prefinished metal eavestroughs.

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

**Event: Repair roof drains.**

**Concern:**

Roof drains on built-up roof have gravels inside causing ponding; need strainers protection.  
 Roof water gutters and drains between metal roofs have broken apart and are filled with debris.  
 Roof scuppers (Main Entrance Roof) plugged with debris causing ponding.  
 Metal eavestroughs are damaged.  
 Roof drains entered the buildings and connected to downspout which were installed too high above the concrete splashpads.

**Recommendation:**

Repair and clean up roof drains, downspouts, scuppers and gutters.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,210	Low

*Updated: January 18 2006*

**B3010.09 Roof Specialties and Accessories**

The 1979 original building has metal cover and gum boxes for mechanical units and accessories.

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

**Event: Replace metal roof covers.**

**Concern:**

Metal roof covers for mechanical accessories are in bad condition.

**Recommendation:**

Replace metal roof covers.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,350	Low

*Updated: January 18 2006*

**B3020.01.01.02 Pyramidal Unit Skylights**

The 1979 original building has four pyramidal double acrylic skylights.

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

**Event: Replace skylights.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,560	Unassigned

*Updated: January 18 2006*

**Event: Replace with new gaskets and caulking.**

**Concern:**

Skylights had dry gaskets and loose caulking.

**Recommendation:**

Replace with new gaskets and caulking.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,140	Low

*Updated: January 18 2006*

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

The 1979 original building has metal roof hatch from Mechanical Room 175.

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

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

The 1979 original building (typical walls) has vinyl coated gyproc both sides on 92 mm steel studs at 400 mm O.C. c/w 89 mm batt insulation.

The 1979 addition (1998 Modernization) (typical walls) has vinyl coated gyproc both sides on 92 mm steel studs at 400 mm O.C. c/w 89 mm batt insulation.

The 1979 addition (1999 Modernization) (Main Floor & Mezzanine) has 15 mm gyproc both sides on 92 mm steel studs at 400 mm O.C.

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

**C1010.03 Interior Operable Folding Panel Partitions\*\***

The 1979 original building (Stage 115) has accordion folding panel partitions.

The 1979 original building (Computer 125) has folding panel partitions.

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

**C1010.03 Interior Operable Folding Panel Partitions\*\*(Small Office)**

The 1979 original building (small office near Women Change Room 110) has birch folding door panels.

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

**C1010.05.03 Aluminum Windows**

The 1979 original building (Library 134, Lunch Room 125, Classrooms 132, 133) has single glazed aluminum windows.

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

**C1010.06.02 Aluminum-Framed Storefronts**

The 1979 original building (Library 134, Computer Room 125) has aluminum frame storefront c/w single glazed sliding glass doors c/w birch rails and aluminum frames.

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

**C1010.08 Other Partitions\* (Crawl Space)**

The 1979 original building has 15 mm gyproc both sides on 92 mm steel studs at 400mm O.C.

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

**C1010.08 Other Partitions\* (Under Stage)**

The 1979 original building (Stage 115) has 15 mm gyproc both sides on 38x89 mm wood studs at 400mm O.C.

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

**C1020.01.07 Wood Doors**

The 1979 original building (typical) has single solid core birch stain grade wood door and pressed steel frame.  
 The 1979 original building (Corridors) has double solid core birch stain grade wood doors c/w half 6 mm Georgian wired glass and pressed steel frame.  
 The 1979 original building (Gym Storage Rooms 105 & 111) has double solid core birch stain grade wood doors and pressed steel frame.

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

**Event: Replace wood doors.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$40,660	Unassigned

*Updated: January 18 2006*

**C1020.03 Interior Fire Doors\* (Crawl Space)**

The 1979 original building has 900x1200x44 mm interior fire doors 1.5 hour label c/w pressed steel frames.

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

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

The 1979 original building (Kitchen 127) has metal rolling shutter.

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

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

The 1979 original building (Washrooms 122, 123) has metal toilet partitions.  
 The 1979 original building (Change Rooms 107 & 110) has metal toilet and shower partitions.  
 The 1979 addition (1998 Modernization) (Washrooms 167, 171, 176, 177) has metal toilet partitions.

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

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

Plastic name and room number plates.

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

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

The 1979 original building (West Corridor) has prefinished single tier metal lockers and (East Corridor) has double tier metal lockers.  
 The 1979 original building (Change Rooms 107 & 110) has prefinished triple tier metal lockers.

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



**C1030.12 Storage Shelving\***

The 1979 original building (Stage 116, 117, 114) has wood storage shelves.

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

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

The 1979 original building (Washrooms 122, 123, Administration washrooms, Gymnasium Offices 108 & 109, Change Rooms 107 & 110) has toilet and shower accessories; curtains and rods.

The 1979 addition (1998 Modernization) (Washrooms 167, 171, 176, 177) has toilet accessories.

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

**C1030.17 Other Fittings\***

The 1979 original building (Vestibules) has metal boot racks.

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

**C2010.03 Metal Stair Construction**

The 1979 addition (1999 Modernization) (CTS 101 & near Gym Storage 111, from Main Floor to Mezzanine) has metal stair with C305x51 treads welded to C250x25 steel stringer and 6x200 mm plate steel risers.

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

**C2010.04 Wood Stair Construction**

The 1979 original building (Stage 115 & Library 134) has 38x205 mm wood treads fastened to 38x240 mm stringer and 12 mm plywood riser rabbet joint to treads.

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

**C2020.05 Resilient Stair Finishes\*\***

The 1979 original building (Stage 115) has rubber treads on wood treads and rubber risers.

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

**C2020.06 Carpet Stair Finishes\*\***

The 1979 original building (Library 134) has carpet finish on wood treads and rubber risers.

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

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

The 1979 original building (Stage 115) has 45 mm diameter fir handrail c/w metal brackets at 1200 mm O.C.  
 The 1979 addition (1999 Modernization) (CTS 101& near Gym Storage 111, from Main Floor to Mezzanine) has 45 mm diameter fir handrail c/w metal brackets at 1200 mm O.C.

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

**C3010.06.01 Ceramic Tile (Washrooms)**

The 1979 original building (Washrooms 122, 123) has ceramic wall tiles.  
 The 1979 original building (Change Rooms 107 & 110) has ceramic wall tiles.  
 The 1979 addition (1998 Modernization) (Washrooms 167, 171, 176, 177) has ceramic wall tiles.

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

**Event: Replace ceramic wall tiles.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,560	Unassigned

*Updated: January 18 2006*

**C3010.13 Wall Trim and Decoration**

The 1979 original building (Gymnasium 106) has wood trims at ceiling level.

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

**C3020.01 Concrete Floor Finishes (Paint)\***

The 1979 original building (CTS 101) has paint on concrete.

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

**C3020.02.01 Ceramic Tile**

The 1979 original building (Change Rooms 107 & 110) has ceramic floor tiles.

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

**Event: Provide new quarry tiles.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,700	Unassigned

*Updated: January 18 2006*

**Event: Replace ceramic floor tiles.**

**Concern:**

Ceramic tiles worn out, loose and missing.

**Recommendation:**

Remove existing tiles. Provide new ceramic floor tiles. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$6,420	Unassigned

*Updated: January 18 2006*

**C3020.02.02 Quarry Tile**

The 1979 original building (Washrooms 122, 123, Administration washrooms, Gymnasium Offices 108 & 109 Jamitor 121) has quarry tiles.

The 1979 addition (1998 Modernization) (Washrooms 167, 171, 176, 177) has quarry tiles.

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

**Event: Replace quarry tiles.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,700	Unassigned

*Updated: January 18 2006*

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

The 1979 original building (Gymnasium 106) has 20 mm maple flooring on 19 mm plywood on 38x89 mm wood flooring on 457 mm deep O.W.S.J.

The 1979 original building (partial Stage 115) has 20 mm maple flooring on 19 mm plywood deck on 38x89 mm wood joists at 400 mm O.C. on 38x89 mm studs at 400 mm O.C. on 90 mm concrete slab on 38 mm x 22 gauge steel deck on W250x33 steel beams.

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

**Event: Provide new wood strip flooring.**

**Concern:**

Floor finish scratched, worn out and open jointed. (approx. 610 square metres)

**Recommendation:**

Remove existing floor finish. Provide new flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$65,270	Low

*Updated: January 18 2006*

**C3020.07.01 Resilient Tile Flooring**

1979 original building (1999 Modernization) ( CTS 101, CTS 204, MECH 202) has vinyl tiles.

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

**C3020.07.02 Resilient Sheet Flooring**

The 1979 original building (Classrooms 124, 126, Computer 125, SCI 128, 129, Preparation 131, Corridors) has sheet vinyl.

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

**Event: Replace sheet vinyl.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$53,500	Unassigned

*Updated: January 18 2006*

**C3020.08.02 Sheet Carpet**

The 1979 original building (Administration Area, Classrooms 119, 120, 132, 133, 143, 144, 145, 146, Library 134) has sheet carpet.

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

**Event: Replace carpet.**

**Concern:**

Carpet had been worn out, stained, rippled, and damaged. Odour from carpet in Classroom 146.

**Recommendation:**

Replace carpet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$21,400	Low

*Updated: January 18 2006*

**C3020.11 Floor Painting**

The 1979 original building (Gymnasium 106) has paint ed game lines.

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

**C3030.04 Gypsum Board Ceiling Finishes\***

The 1979 original building (Washrooms 122, 123, Administration washrooms, Gymnasium Offices 108 & 109, Change Rooms 107 & 110, Gym Storage Rooms 105 & 111, Stage Rooms 112, 113, 114, 116, 117, 118) has gypsum board ceiling. The 1979 addition (1998 Modernization) (Storage Rooms 166, 169, Washrooms 167, 171, 176, 177) has gypsum board ceiling.

<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)\*\***

School has acosutic ceiling tiles and suspended T-Bar system.

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

**Event: Replace acoustic ceiling tiles.**

**Concern:**

Some stained acoustic ceiling tiles in ANC 162, Classrooms 164, 165, CFN 144, connection between 1979 original building and 1979 portables.

**Recommendation:**

Replace acoustic ceiling tiles. (approx 250 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,350	Low

*Updated: January 18 2006*

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

The 1979 original building (Washrooms 122, 123, Administration washrooms, Gymnasium Offices 108 & 109, Change Rooms 107 & 110, Gym Storage Rooms 105 & 111, Stage Rooms 112, 113, 114, 116, 117, 118) has gypsum board ceiling. The 1979 addition (1998 Modernization) (Storage Rooms 166, 169, Washrooms 167, 171, 176, 177) has gypsum board ceiling.

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

**Event:** **Repaint interior ceiling**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2012	\$5,350	Unassigned

*Updated: January 18 2006*

**C3030.09 Other Ceiling Finishes\*(Spray On Soundproofing)**

The 1979 original building (Gymnasium 106) has spray on soundproofing on metal lath.

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

**Event:** **Provide new acoustical wall and ceiling treatment.**

**Concern:**

Spray on soundproofing material loose and damaged by impact. (approx. 601 square metres in Gymnasium and 105 square metres in Stage) Material may not achieve the expected fire rating and acoustical effect.

**Recommendation:**

Remove spray material. Provide new acoustical wall and ceiling treatment.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2008	\$74,900	Low

*Updated: January 18 2006*



**C3030.09.04 Linear Wood Ceilings**

The 1979 original building (Library 134 & Stage 115, Lunch Room 125) has 25x150 channeled cedar siding on 15 mm gyproc on 13 mm plywood on 38x89 mm steel studs at 400 mm O.C.

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

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

Conventional plumbing fixtures. (1979) Floor mount, flush tank type. Fixtures replaced as required.

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

**Event:** Replace water closets (25).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$26,750	Low

*Updated: January 18 2006*

**D2010.02 Urinals\*\***

Conventional plumbing fixtures. Floor mount, flush valve type.

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

**D2010.03 Lavatories\*\***

Conventional plumbing fixtures. (2000) Counter mount type, stainless steel.

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

**D2010.04 Sinks\*\***

Conventional plumbing fixtures. Single and double compartment stainless steel sinks. Stainless steel sinks servicing CTS and Staff Areas. (1999) Wash fountain servicing CTS Area. Acid resistance sinks servicing Science Classroom/Labs.

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

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

Conventional plumbing fixtures. Built-up shower with single stall dividers in Gym Changerooms.

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

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

Non-refrigerated stainless steel drinking fountains.

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

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

Janitor mop sinks. Floor mount type c/w vacuum breaker.

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

**D2020 Domestic Water Distribution**

Metered main domestic water supply from City of Grand Prairie.

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

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

Copper piping for distribution of domestic water to plumbing fixtures.

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

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

Valves for isolation of domestic water to plumbing fixtures.

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

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

Backflow prevention provided for standpipe system (check valve).

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

**D2020.01.03 Piping Specialties (Backflow Preventors)\*\* - Main Domestic Water Service**

No backflow prevention provided for building main domestic water supply.

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

**Event: Provide backflow prevention device on building main domestic water service.**

**Concern:**

Backflow from building domestic water system into municipal main water supply.

**Recommendation:**

Install backflow prevention device.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$5,350	Low

Updated: January 18 2006

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

2-Domestic hot water recirculation pump.

<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\*\***

(1996) 1-Bradford White natural gas fired domestic hot water heater, 88 MBH with capacity of 378 litres.

<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\*\* - Northeast Wing**

(1979) 1- John Wood natural gas fired domestic hot water heater, 45 MBH with capacity of 120 litres.

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

**Event:** Replace Northeast Wing domestic hot water heater.

**Concern:**

The Northeast Wing domestic hot water heater have surpassed Theoretical Life Expectancy.

**Recommendation:**

Replace Northeast Wing domestic hot water heater.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$2,140	Low

*Updated: January 18 2006*

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

Domestic water piping insulation.

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

**D2030 Sanitary Waste**

Building sanitary waste drainage connected to City of Grand Prairie underground sanitary sewer system.

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

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

Cast iron, PVC and copper piping.

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

**D2030.03 Waste Piping Equipment\***

(1999) 1- Double compartment sump servicing 1999 Garage Addition.

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

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

Flat roof rain water collection via roof drains to storm water piping located inside building to City of Grand Prairie storm system. Sloped roof rain water collection via eavestroughs to surface run-off.

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

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

Metered natural gas supply from Utility. Natural gas provided into Science Classroom/Lab.

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

**D3020.03.01 Furnaces\*\* - CTS Area**

(1999) 2-Change Air type natural gas fired furnaces servicing CTS Area Office and Classroom.

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

**D3020.03.01 Furnaces\*\* - Gymnasium Area**

(1979) 7-Lennox: M/N: G8R-210-1 natural gas furnaces servicing Gymnasium Area.

4-Furnaces servicing Gymnasium.

1-Furnace servicing Stage Area.

2-Furnaces servicing entrances and corridors.

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

**Event: Replace furnaces servicing Gymnasium Area.**

**Concern:**

The Gymnasium Area furnaces have surpassed Theoretical Life Expectancy. The furnaces do not provide sufficient ventilation to meet current indoor air quality standards. Furnaces have above average operating and maintenance costs.

**Recommendation:**

Replace Gymnasium Area furnaces (7). Replacement of furnaces will improve energy and operating efficiency.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$37,450	Low

*Updated: January 18 2006*

**D3020.03.01 Furnaces\*\* - Northeast Wing**

(1979) 4-Lennox: M/N:G8R-90-1 natural gas fired furnaces servicing Northeast Wing (Former Day Care Area).

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

**Event: Replace Northeast Wing furnaces (4).**

**Concern:**

Northeast Wing furnaces have surpassed Theoretical Life Expectancy. The furnaces do not provide sufficient ventilation to meet current indoor air quality standards. Furnaces have above average operating and maintenance costs.

**Recommendation:**

Replace Northeast Wing furnaces (4) with heating/ventilation furnaces (Change Air type). Replacement of furnaces will improve energy and operating efficiency.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$21,400	Low

*Updated: January 18 2006*

**D3020.03.01 Furnaces\*\* - Portables**

(1998) 12-Change Air type natural gas fired furnaces servicing 12 Portables and 1-Lennox High Efficient Pulse natural gas fired furnace servicing Portables Washroom. Furnace located in each Portable.

<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\* - Gymnasium Area**

Gymnasium Area furnaces chimneys. Combustion air provided for furnaces.

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

**Event: Replace Gymnasium Area furnaces chimneys.**

**Concern:**

The furnaces chimneys have surpassed Theoretical Life Expectancy.

**Recommendation:**

Replace furnace chimneys with furnace replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$3,745	Low

*Updated: January 18 2006*

**D3020.03.02 Chimneys (&Comb. Air): Furnace\* - Northeast Wing**

Northeast Wing furnaces chimneys. Combustion air provided for furnaces.

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

**Event: Replace Northeast Wing furnaces chimneys.**

**Concern:**

The furnaces chimneys have surpassed Theoretical Life Expectancy.

**Recommendation:**

Replace furnace chimneys with furnace replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$2,140	Unassigned

*Updated: January 18 2006*

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

Portables furnace chimneys. Combustion air provided for furnaces.

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

**D3020.03.02 Chimneys (&Comb. Air): Furnace\*- CTS Area**

CTS Area furnace chimneys. Combustion air provided for furnaces.

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

**D3020.04.03 Fuel-Fired Unit Heaters\*\* - CTS Area**

(1979) 1-Lennox natural gas fired unit heater servicing CTS Area.

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

**Event: Replace CTS Area gas fired unit heater.**

**Concern:**

The CTS Area unit heater have surpassed Theoretical Life Expectancy. Unit heaters have above average operating and maintenance costs.

**Recommendation:**

Replace CTS Area gas fired unit heater (1). Replacement of unit heater will improve energy and operating efficiency.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$2,675	Low

*Updated: January 18 2006*

**D3020.04.03 Fuel-Fired Unit Heaters\*\* - Garage**

(1999) 1-Resnor natural gas fired unit heater servicing Garage.

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

**D3020.04.04 Chimney (&Comb.Air):Fuel-Fired Heater\* - CTS Area**

CTS Area unit heater chimneys. Combustion air provided for unit heaters.

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

**Event: Replace CTS Area unit heater chimney.**

**Concern:**

The unit heater chimney have surpassed Theoretical Life Expectancy.

**Recommendation:**

Replace unit heater chimney with unit heater replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$535	Low

*Updated: January 18 2006*

**D3020.04.04 Chimney (&Comb.Air):Fuel-Fired Heater\* - Garage**

Garage unit heater chimney. Combustion air provided for unit heater.

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

**D3030.06.02 Refrigerant Condensing Units\*\***

2-Lennox roof mounted air cooled condensing units servicing 2-air handling units dx cooling coils.

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

**Event: Replace condensing unit failed compressor.**

**Concern:**

Insufficient cooling for classrooms due to failed compressor.

**Recommendation:**

Replace condensing unit failed compressor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$8,025	Medium

*Updated: January 18 2006*

**D3030.06.02 Refrigerant Condensing Units\*\* - Northeast Wing**

(1979) 4-Lennox: M/N: HS8 roof mounted air cooled condensing units servicing 4-Northeast Wing furnaces dx cooling coils.  
 (2001) 1 of 4 condensing units replaced in 2001.

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

**Event: Replace Northeast Wing condensing units (3).**

**Concern:**

3 of 4 Northeast Wing condensing units have surpassed Theoretical Life Expectancy. Condensing units have above average operating and maintenance costs.

**Recommendation:**

Replace Northeast Wing condensing units (3). Replacement of furnaces will improve energy and operating efficiency.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$16,050	Low

*Updated: January 18 2006*

**D3030.08 Other Refrigeration Systems\***

Refrigerant cooling system servicing 2-Computer Lab Classrooms.

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

**Event: Air conditioning (cooling) have not been provided for the 2-Computer Lab Classroom.**

**Concern:**

Above average room temperatures in Computer Lab Classroom for equipments and occupants.

**Recommendation:**

Provide air conditioning (cooling) system of either split system cooling systems (2) or roof mounted cooling only units (2). Estimated cooling capacity required the Computer Lab Classroom is from 24,000 Btu/hr to 36,000 Btu/hr (2 to 3 tons).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$53,500	Low

*Updated: January 18 2006*

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

2-Lennox natural gas indirect fired multizone air handling units servicing North and South Classrooms. Units consist of supply air fan, return air fan, dx cooling coil, filter section and mixing section.

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

**Event: Replace multizone air handling units.**

**Concern:**

The multizone units have surpassed Theoretical Life Expectancy. The multizone units do not provide sufficient ventilation of meet current indoor air quality standards. The multizone units have above average operating and maintenance costs. The multizone units are obsolete with replacement parts difficult to obtain or unavailable.

**Recommendation:**

Replace multizone units with new hydronic and ventilation systems. Replacement of the multizone units will improve energy and operating efficiency.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$428,000	Medium

*Updated: January 18 2006*

**D3040.01.01 Air Handling Units: Air Distribution\*\* - Make-Up Air Units**

1-Natural gas direct fired unit make-up air units servicing CTS Area.

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

**D3040.01.02 Fans: Air Distribution\***

Exhaust systems servicing Washroom and General Exhaust.

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

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

Filters located in furnaces, air handling units and make-up air units. Filters replaced as per maintenance schedule.

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

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

Supply, return and exhaust ductwork distribution system.

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

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

12-Portables ductwork distribution system.

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

**Event:** **Provide ductwork distribution for furnaces servicing Portables (12).**

**Concern:**

Ductwork distribution system have not been provided from Portables furnaces. Only 1 supply outlet have been provided from furnace plenum resulting in inadequate distribution of tempered supply air throughout Portable.

**Recommendation:**

Provide Portables ductwork distribution system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$38,520	Low

*Updated: January 18 2006*

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

Ceiling and wall mounted supply air outlets and return/exhaust air inlets.

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

**D3040.04 Special Exhaust Systems**

(2001) 1-Dust collection/extractor system servicing CTS Area.

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

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

Dedicated exhaust fans/system servicing Science Classroom/Lab fume hood. Dedicated exhaust fans/systems (2) servicing CTS Area.

<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\*\***

Local electric controls servicing HVAC equipment.

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



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

Walker (Honeywell) BMCS System.

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

**Event: Upgrade BMCS system.**

**Concern:**

Existing BMCS system currently does not have adequate capacity.

**Recommendation:**

Upgrade existing BMCS system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$80,250	Low

*Updated: January 18 2006*

**D4020 Standpipes\***

Firehose cabinets located throughout building. Siamese connection located at Main Entrance.

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

**Event: Revise siamese connection.**

**Concern:**

Grand Prairie Fire Department have requested that the siamese connect be revised to a 4" connection from two 2 1/2" connections.

**Recommendation:**

Revise siamese connection as per Grand Prairie Fire Department request.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$5,350	Low

*Updated: January 18 2006*

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

Dry chemical fire extinguishers located throughout building and inside fire hose cabinets. Fire extinguishers annually inspected.

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

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

A GE 800A, 120/208 Volts, 3 phase, 4 wire main switch board has been provided in the electrical room. It is complete with a 600A main breaker and is fed from an on site pad mounted transformer .Service entrance section is bussed to a distribution section. The distribution section is complete with feeder breakers and feed breaker panels located around the school. Equipment has spare capacity but is at the end of its expected life cycle.

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

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

Branch circuit breaker panels have been provided throughout the school. Panels are as old the original building and are generally full to capacity.

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

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

Wall mounted magnetic motor starters have been provided to control mechanical equipment. Starters have been in locations where mechanical equipment, (mostly furnaces) exists. Starters are complete with pilots and selector switches.

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

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

Branch is copper and for the most part is in conduit. Flexible armoured cable has been used in certain areas.

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

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

Line voltage switches have been provided to control lighting. Each area is controlled locally switched. In addition, occupancy sensors have been provided in corridors, washrooms, and classrooms.

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

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

Interior lighting fixtures are of the fluorescent type. An energy retrofit was undertaken in 1996, when all the fluorescent fixtures were replaced with ones utilizing T8 lamps and electronic ballasts. Illuminations levels are satisfactory.

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

**D5020.02.03 Emergency Lighting\***

Emergency lighting is provided by battery packs and remote heads located throughout the school to illuminate paths of egress. Coverage is good. All required exits have been provided with exit lights of the LED type.

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

**D5020.02.05 Special Purpose Lighting\***

Stage lighting of the incandescent type has been provided in the gym .Lights are mounted on light bars and is dimmer controlled.

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

**D5020.03.01.04 Exterior H.P. Sodium Fixtures\***

Wall mounted high pressure sodium fixture have been provided around the perimeter of the building. All entrances are well illuminated. The fixtures are complete with 150 Watt high pressure lamps.

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

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

Exterior lighting is controlled by photo cell and time clock with a manual override.

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

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

An Edwards 2280 fire alarm system has been provided. The system consists of smoke detectors, heat detectors, manual pull stations, and bells. System is hard wired, zoned and supervised. It is tested annually and is monitored by an external monitoring agency. System has limited capacity in terms of expansion. System is operating in a satisfactory manner, however, it is past its life cycle expectancy, and should be replaced within the next 5 years.

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

**Event: Replace fire alarm system**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$32,100	Unassigned

*Updated: January 18 2006*

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

A DSC Power 832 intrusion alarm system has been provided. It is complete with motion sensors, door contacts, and keypads. System is monitored by an external monitoring agency.

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

**D5030.04.01 Telephone Systems\*\***

Telephone service is underground and terminates on a backboard located in the electrical room. A 2" conduit has been provided. Telephone system is the product of NEC NEAX 2000IVS. System is no longer manufactured and replacement parts are becoming increasingly hard to obtain.

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

**Event:** Replace telephone system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$32,100	Unassigned

*Updated: January 18 2006*

**D5030.04.02 Paging Systems\***

Paging is accomplished via a paging amplifier, (TOA), that is interfaced with the call system. Ceiling mounted speakers have been provided throughout the school. The gymnasium has been provided with a dedicated PA system. The amplifier in the gym is complete with speakers and microphones.

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

**D5030.04.03 Call Systems\*\***

Call system is the product of Bogen, Model Multicom 2000. The head end equipment is located in the electrical room. Music source is provided by a CD player that interfaces with the call system and a deck mounted tape player and AM/FM tuner. Classrooms are equipped with wall mounted telephone sets and ceiling mounted speakers. The call system appears to meet the present needs of the school.

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

**D5030.04.04 Data Systems\*\***

Cat 5 cabling has been provided throughout the school with data outlets in each classroom.

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

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

Data racks have been in the main electrical room and the janitor's room. Data racks are complete with patch panels and hubs. The data racks are linked by fibre optic cable.

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

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

The main data server has been provided with an APC uninterruptible power supply system.

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

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1010.05.03 Display Cases**

The 1979 original building (Main Entrance Lobby) has display case c/w sliding glass panels.

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

**E1010.07.02 Vending Machines**

Corridor (near Men's Change Rooms 110) has vending machines.

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

**E1020.02 Library Equipment\***

The 1979 original building (Library 134) has study carrels.

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

**E1020.05.01 Projection Screens**

The 1979 original building (Computer 125) has projection screen.

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

**E1020.07 Laboratory Equipment\***

The 1979 original building (1999 Modernization) (CTS 101) has eye wash and shower.

The 1979 original building (SCI 129) has eye wash and shower.

The 1979 original building (Preparation Room 131) has metal flammable storage.

The 1979 original building (SCI 129 & 130) has fume hood.

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

**E1030.03 Loading Dock Equipment\***

The 1999 addition has painted steel bollards installed in front of overhead doors.

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

**E1090 Other Equipment**

The 1979 original building (1999 Modernization) (CTS 101) has carpentry workshop.

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

**E1090.01.01 Vacuum Cleaning Systems\***

The 1979 original building (1999 Modernization) (CTS 101) has vacuum cleaning system.

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

**E1090.04 Residential Equipment\***

HEC 128 has refrigerators, ranges, microwaves.  
KIT 127 has refrigerators, range, range hood, microwaves.

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

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

The 1979 original building (Gymnasium) has suspended basketball backstops, curtain divider, climbing ropes, scoreboard,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	JUN-05

**E2010.02.05 Educational Facility Casework\***

All Classrooms have wood casework c/w plastic laminate finish.

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

**Event: Replace countertops and cupboard doors.**

**Concern:**

Countertops and cupboard doors with damaged plastic laminate finish.

**Recommendation:**

Replace countertops and cupboard doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$9,630	Low

*Updated: January 18 2006*

**E2010.02.07 Kitchen Casework\***

The 1979 original building (KIT 127) has plastic laminate millwork.

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

**E2010.02.08 Laboratory Casework\***

The 1979 original building (1999 Modernization) (CTS 101) has plastic laminate millwork.  
 The 1979 original building (SCI 129 & 130, Preparation Room 131) has plastic laminate millwork.  
 The 1979 addition (1998 Modernization) ( SCI 168) has plastic laminate millwork.

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

**Event: Remove existing millwork. Provide new millwork.**

**Concern:**

Countertops have burned and discoloured areas; and cracked finish. Overhead millwork are in good condition.

**Recommendation:**

Remove existing millwork. Provide new millwork. (approx. 40 metres along walls and 20 square metres islands)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$21,400	Low

*Updated: January 18 2006*

**E2010.02.09 Library Casework\***

Library 134 has library reception counter, book shelves.

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

**Event: Replace library casework.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,700	Unassigned

*Updated: January 18 2006*

**E2010.02.99 Other Casework\* (Janitor)**

The 1979 original building (Janitor 121) has cupboards and overhead cabinets.

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

**Event: Replace millwork.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$3,210	Unassigned

*Updated: January 18 2006*

**E2010.02.99 Other Casework\* (Washrooms)**

The 1979 original building (Washrooms 122, 123, Administration washrooms, Gymnasium Offices 108 & 109) has plastic laminate vanities.

The 1979 original building (Change Rooms 107 & 110) has wood benches.

The 1979 addition (1998 Modernization) (Washrooms 167, 171, 176, 177) has plastic laminate vanities.

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

**Event: Replace vanities.**

**Concern:**

Vanities with damaged plastic laminate.

**Recommendation:**

Replace vanities.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$6,420	Low

*Updated: January 18 2006*

**E2010.03.01 Blinds\*\***

The 1979 original building has rolling shades over windows in Classrooms.

The 1979 original building has plastic venetian blinds over interior windows.

The 1979 addition (1998 Modernization) has vertical blinds over windows.

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

**Event: Replace blinds.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,560	Unassigned

*Updated: January 18 2006*

**E2010.03.06 Curtains and Drapes\*\***

The 1979 original building (Stage 115) has curtains, valences and tracks.

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



**F1010.02.04 Portable and Mobile Buildings\*(1979 - 8 units)**

The 1979 portables 8-units:

- has 200x600 mm concrete footing
- has pressure treated foundation with 16 mm plywood, 38x149 mm wood studs at 400 mm O.C, RSI 1.75 batt insulation.
- 3-38x292 mm beams on 75 mm diameter teleposts on 1000x1000x250 concrete footings.
- carpet on 12 mm K-3 board, 16 mm T & G fir ply, 38x241 mm joists at 400 mm O.C., RSI 2.6 batt insulation, 8 mm ply sheathing.
- has exterior wall with 19 mm cedar siding, building paper, 10 mm plywood RSI 1.7 batt insulation, 4 mil poly vapour barrier, 12 mm gyproc.
- has SBS roofing with 12 mm plywood sheathing, 38x241 mm joists at 400 mm O.C., RSI 3.2 batt insulation, 4 mil poly vapour barrier, 12 mm gyproc.
- has G.I. flashing over building joint, built-up-roof over with 100 mm cant strip on 2-127x610 mm glulam beams.
- has overhang with 75 mm metal siding, building, 10 mm ply, 38x89 mm framing.
- has 19 mm cedar soffit on venting and bird screen.
- has wood staircase with 19 mm plywood on 38x241 joists at 400 mm O.C. and 38x241 mm stringer, 38x292 mm treads, 15 mm plywood risers.
- has handicapped washrooms c/w metal toilet partitions, toilet accessories, plastic laminate vanities.
- has aluminum windows c/w hoppers.
- has acoustic ceiling tiles and suspended T-Bar system in Classrooms 147, 151, 152 and Corridor.
- has gypsum board ceiling in Classrooms 148, 149, 150, 153, 154 and Washrooms.
- has wood doors and metal frames for Classrooms.
- has plastic name plates and room numbers.
- has carpet flooring in Classrooms 147, 148, 149, 150, 152, 153, 154.
- has sheet vinyl in Classroom 151, Washrooms and Corridor.
- has painted 12 mm gyproc walls in Classrooms and Corridor.
- has 30 metres long millwork.
- has plastic shades over windows.
- has whiteboards and tackboards.
- has coat racks in Corridor.
- has crawl space access hatch in Storage Room near Classroom 150.

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

**Event: Repair portables.**

**Concern:**

- Bad odor from floor in Classroom 150.
- Rotten and wet wood foundation and exterior wall.
- Rotten floor assembly.
- Ripple, soiled and stained carpet in Classrooms.
- Cupboards and countertops and doors with damaged plastic laminate finish.
- Moisture and wet in crawl space.
- Grading leveled with cedar siding.
- Cedar siding worn out and peeled off.
- Stained acoustic ceiling tiles.
- Condensation around aluminum windows.
- Unleveled floor in Corridor.
- Moisture and wet in crawl space.

**Recommendation:**

- Regrade soil around building. \$1,500
- Replace concrete grade beam and raised foundation walls. \$80,000
- Replace new floor assembly. \$80,000
- Replace cedar siding. (approx. 97 metres x 3 metres) \$14,550
- Replace acoustic ceiling tiles. (approx. 700 square metres)



\$14,000  
 Provide sump pit and pump in crawl space. (1 unit) \$1,000  
 Replace carpet flooring in Classrooms. (approx 800 square metres) \$ 40,000  
 Replace cupboards and countertops with plastic laminate finish countertops and birch doors. (approx 60 metres) \$30,000  
 Replace aluminum windows. (16 windows) \$16,000  
 Repair floor construction. (approx. 70 square metres) \$14,000  
 Remove mould in accordance with the recommendations provided by consultant (See F2020.04 Mould) \$5,000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$316,774	Low

*Updated: January 18 2006*

**Event: Replace with a new school building.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$856,000	Unassigned

*Updated: January 18 2006*

**F1010.02.04 Portable and Mobile Buildings\*(1981 - 4 units)**

The 1981 portables 4-units.

- has 200x600 mm concrete footing
- has pressure treated foundation with 16 mm plywood, 38x149 mm wood studs at 400 mm O.C, RSI 1.75 batt insulation.
- 3-38x292 mm beams on 75 mm diameter teleposts on 1000x1000x250 concrete footings.
- carpet on 12 mm K-3 board, 16 mm T & G fir ply, 38x241 mm joists at 400 mm O.C., RSI 2.6 batt insulation, 8 mm ply sheathing.
- has exterior wall with 19 mm cedar siding, building paper, 10 mm plywood RSI 1.7 batt insulation, 4 mil poly vapour barrier, 12 mm gyproc.
- has SBS roofing with 12 mm plywood sheathing, 38x241 mm joists at 400 mm O.C., RSI 3.2 batt insulation, 4 mil poly vapour barrier, 12 mm gyproc.
- has G.I. flashing over building joint, built-up-roof over with 100 mm cant strip on 2-127x610 mm glulam beams.
- has overhang with 75 mm metal siding, building, 10 mm ply, 38x89 mm framing.
- has 19 mm cedar soffit on venting and bird screen.
- has wood staircase with 19 mm plywood on 38x241 joists at 400 mm O.C. and 38x241 mm stringer, 38x292 mm treads, 15 mm plywood risers.
- has Washrooms 156 & 157 c/w metal toilet partitions, toilet accessories, plastic laminate vanities.
- has aluminum windows c/w hoppers.
- has acoustic ceiling tiles and suspended T-Bar system in Classrooms 158, 159, 160, 161.
- has gypsum board ceiling in Corridor and Washrooms 156, 157.
- has wood doors and metal frames for Classrooms.
- has plastic name plates and room numbers.
- has carpet flooring in Classrooms 158, 159, 160, 161.
- has sheet vinyl in Washrooms 156, 157 and Corridor.
- has ceramic floor tiles for floor mounted urinals in Washroom 156.
- has painted 12 mm gyproc walls in Classrooms and Corridor.
- has 20 metres long millwork.
- has plastic shades over windows.
- has whiteboards and tackboards.
- has coat racks in Corridor.
- has crawl space access hatch in Storage Room 155.

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

**Event: Repair portables.**

**Concern:**

- Grading levelled with cedar siding.
- Rotten wood foundation.
- Rotten floor assembly. Holes in Boys' Washroom and Storage.
- Cedar siding worn out and peeled off.
- Built-up roof with blister, ponding, exposed base.
- Stained acoustic ceiling tiles.
- Moisture and wet in crawl space.
- Floor finish damaged in Classroom 160 and Storage 155.
- Ripple, soiled and stained carpet in Classrooms.
- Cupboards and countertops and doors with damaged plastic laminate finish.
- Condensation around aluminum windows.
- Mould in crawl space.

**Recommendation:**

- Regrade soil around building. \$1,000
- Replace concrete grade beam and raised foundation walls. \$50,000
- Replace new floor assembly. \$50,000
- Replace cedar siding. (approx. 61 metres x3 metres) \$9,150
- Replace built-up roof. (approx. 470 square metres) \$35,250



Replace acoustic ceiling tiles. ( approx. 400 square metres)  
 \$8,000  
 Provide sump pit and pump in crawl space. (1 unit) \$1,000  
 Replace carpet flooring in Classrooms. (approx. 400 square metres) \$20,000  
 Replace sheet vinyl in Corridor. (approx. 70 square metres)  
 \$3,500  
 Replace cupboards and countertops with plastic laminate finish  
 countertops and birch doors. (approx. 30 metres) \$15,000  
 Replace aluminum windows. (8 windows) \$8,000  
 Repair floor construction. (approx. 70 square metres) \$14,000  
 Remove mould in accordance with the recommendations  
 provided by consultant (See F2020.04 Mould) \$5,000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$235,293	Low

*Updated: January 18 2006*

**Event: Replace portables**

**Concern:**

Wet and rotten foundation causes mould. Health and safety concerns. Recommend demolition.  
 Grading levelled with cedar siding.  
 Rotten wood foundation.  
 Rotten floor assembly. Holes in Boys' Washroom and Storage.  
 Cedar siding worn out and peeled off.  
 Built-up roof with blister, ponding, exposed base.  
 Stained acoustic ceiling tiles.  
 Moisture and wet in crawl space.  
 Floor finish damaged in Classroom 160 and Storage 155.  
 Ripple, soiled and stained carpet in Classrooms.  
 Cupboards and countertops and doors with damaged plastic laminate finish.  
 Condensation around aluminum windows.  
 Mould in crawl space.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$535,000	Unassigned

*Updated: January 18 2006*

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

The 1979 original building (Gymnasium 196) has retractable bleachers.

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

**F1020.02.13 Paint Booths\***

The 1979 original building (1999 Modernization) has plant room.

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

**F1040.02 Ice Rinks\***

Ice rink is on the West side of the school site.

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

**F2020.04 Mould\***

Environmental Assessment Report prepared by Golder Associates on October 9, 2003 on mould in Classroom closet 36; and a predominance of Aspergillus versicolor in the crawlspace.

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

**Event:** **Remove mould in accordance with the recommendations from Golder Associates.**

**Concern:**

Mould found in Classroom closet 36; and a predominance of Aspergillus versicolor in the crawlspace.

**Recommendation:**

Remove mould in accordance with the recommendations from Golder Associates.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2008	\$8,560	Low

*Updated: January 18 2006*

**S8 FUNCTIONAL ASSESSMENT****K3020 Indoor Environment**

The 1979 and 1981 Portables have odour and moisture and should be replaced.  
Costs are included in F1010.02.04 Portables and Mobile Buildings.

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

**K40 Current Code Issues**

The 1979 original building 3828.0 square metres; 1979 addition (1998 Modernization) 510.0 square metres; 1979 addition (1999 Modernization); 1979 portables 8-units 872.50 square metres; 1981 portables 4-units 470.30 square metres; 1999 addition 198.6 square metres. Total building area is 5877.90 square metres. Total capacity of students is 690. ABC Group A Division 2 - School, single storey, facing 2 streets, combustible and non-combustible construction, unsprinklered.

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

**K4010.01 Barrier Free Route: Parking to Entrance**

1979 original building (East Main Entrance) has handicapped access and parking to school entrance.

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

**K4010.02 Barrier Free Entrances**

The 1979 original building (North Main Entrance) have handicapped automatic door entrance.

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

**K4010.03 Barrier Free Interior Circulation**

Corridors are wide enough for wheelchairs.  
The 1979 original building (Library 134) has carpeted wood ramp to raised platform.

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

**K4010.04 Barrier Free Washrooms**

The 1979 Portables have handicapped washrooms.

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

**Facility Details**

**Building Name:** Alexander Forbes School  
**Address:**  
**Location:** Grande Prairie  
  
**Building Id:** S3492  
**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:                   \$32,100**  
**5 year Facility Condition Index (FCI):                               0%**

**General Summary:**

The school facing Poplar Drive on the East side, 72nd Avenue on the South side and a Service Lane on the North side.

Safety concerns: Study of bus drop-off and pick-up area. Requires a barrier free curb cut/ramp at sidewalk. Repair asphalt driveway and concrete sidewalk to eliminate ponding. Provide new grade around the Portables. Provide new concrete splashpads under the downspouts. Paint parking stall lines.

Pedestal mounted car plug-ins have been provided for staff use. Car plugs are timer controlled. Area lighting is provided by pole mounted flood light type fixtures. Overall site system rating is acceptable.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

**Rating Guide**

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

**S7 SITE****G1030.04 Slope Protection and Erosion Control**

Grading.

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

**Event: Regrade soil around the building****Concern:**

Soil along the perimeter of Portables has settled. Metal curvets filled with dirt for Portables downspouts.

**Recommendation:**

Provide new grade around the Portables. Provide new concrete splashpads under the downspouts. (See B3010.08.02 Metal Gutters and Downspout)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$10,700	Low

*Updated: January 18 2006*

**G2010.02 Flexible Pavement Roadway (Asphalt)\*\***

Poplar Drive, 72nd Avenue, West Service Road and South Fire Lane have asphalt pavement. Bus drop-off and pick-up along Poplar Drive.

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

**Event: Study of bus drop-off and pick-up area.****Concern:**

School does not have bus drop-off and pick-up area.

**Recommendation:**

Study of bus drop-off and pick-up area by architect or traffic engineer.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2008	\$2,140	Low

*Updated: January 18 2006*

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

Road curbs and gutters are concrete.

<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)\*\***

The parking lots (North and West) have asphalt paving.

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

**Event:** Repair asphalt paving.

**Concern:**

Uneven and cracked asphalt paving causing water ponding.

**Recommendation:**

Repair asphalt paving.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$10,700	Low

*Updated: January 18 2006*

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

Front and side parking lots have concrete curbs and gutters.

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

**G2020.06.01 Traffic Barriers\***

The school has removable painted steel bollards installed in the West service road near Southwest corner of 1999 addition.

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

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

Parking signs are installed.

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

**G2020.06.04 Pavement Markings\***

There are no pavement markings.

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

**Event:** **Provide parking stall markings and handicapped symbol.**

**Concern:**

There are no pavement markings.

**Recommendation:**

Provide parking stall markings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,140	Low

*Updated: January 18 2006*

**G2030.02.01 Gravel Pedestrian Surfacing\***

The 1979 original building (Southeast) has gravel sidewalk.

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

**Event:** **Replace with new concrete pedestrian sidewalk.**

**Concern:**

Gravel pedestrian sidewalk uneven. Students may trip over the depressed or raised areas.

**Recommendation:**

Replace with new concrete pedestrian sidewalk. (approx.30 metres long)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$8,560	Low

*Updated: January 18 2006*

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

Concrete sidewalks on the East and North sides.

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

**G2030.06.05 Metal Handrails and Railings**

The 1979 original building (North Main Entrance) has metal railing along the sidewalk.

The South Exit between 1979 Portables and 1981 Portables has metal railing along the sidewalk.

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

**G2040.02 Fences and Gates\*\***

The 1979 addition (North side) has chain link fence.

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

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

Southeast playground has sand area with wood borders.  
Southwest basketball play court has concrete floor.

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

**G2040.04.01.02 Playground Equipment\***

Southeast playground has bridges, slides, metal arch, monkey bar, swings, merry-go-round, see-saw.  
Southwest basketball play court have basketball backstops.

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

**G2040.05.03 Trash and Litter Receptacles**

East Main Entrance and North Main Entrance have open wood litter receptacles.  
West side of 1981 Portables have open wood litter receptacles.

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

**G2040.05.04 Bicycle Racks**

The 1999 addition (North) has bicycle racks.  
The 1981 Portables (South) has bicycle racks.

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

**G2040.06 Exterior Signs\***

Freestanding signage.

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

**G2040.08 Flagpoles\***

3 flagpoles.

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

**G2040.11 Retaining Walls\***

The 1979 original building (Entrances) has 200 mm sloped sandblast exposed concrete retaining walls on 75 mm styrospan insulation on 600 mm diameter concrete pile caps on 600 mm diameter concrete displacement piles.  
The 1979 addition (1998 Modernization) (Entrances) has 200 mm sloped sandblast exposed concrete retaining walls on 75 mm styrospan insulation on 600 mm diameter concrete pile caps on 600 mm diameter concrete displacement piles.

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

**G2040.12.07 Garbage Disposal**

There are two metal garbage bins located on the North side lawn of 1999 addition and one on the grass area on the West side of service road.

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

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

Lawn on East and North sides of the building.  
 Grass on Southeast and West sides of 1979 original building  
 Grass on South side of 1979 and 1981 Portables.

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

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

Trees grow around school building.  
 Shrubs grow along East side of 1979 original building.  
 The 1979 addition (1998 Modernization) (East Entrance) has flower beds along concrete sidewalk.

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

**G2050.07.03 Planters**

The 1979 addition (1998 Modernization) (North and East Entrances) has sandblast exposed concrete planters on 75 mm styrospan insulation on 600 mm diameter concrete pile caps on 600 mm diameter concrete displacement piles.

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

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

Metered main domestic water supply from City of Grand Prairie.

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

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

Fire hydrant located Northwest of building adjacent to Parking Lot.

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

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

Sanitary waste collection to City of Grand Prairie underground sanitary sewer system.

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

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

Rain water collection to City of Grand Prairie storm system and surface run-off. Catch basin located in Parking Lot.

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

**G3060.01 Gas Distribution\***

Metered natural gas supply from Utility.

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

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

Pedestal mounted car plug-ins have been provided for staff use. Car plugs are timer controlled.

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

**G4020.01 Area Lighting\***

Area lighting is provided by pole mounted flood light type fixtures. There are 2 poles each with 2-1000 watt flood light fixtures.

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