

RECAPP Facility Evaluation Report

Edmonton School District No. 7



Greenfield School

B3138A
Edmonton

Facility Details

Building Name: Greenfield School
Address: 3735 - 114 Street
Location: Edmonton

Building Id: B3138A
Gross Area (sq. m): 0.00
Replacement Cost: \$7,265,194
Construction Year: 0

Evaluation Details

Evaluation Company: VFA Canada Corporation
Evaluation Date: September 13 2006
Evaluator Name: David S. Greeley, P.Eng.

Total Maintenance Events Next 5 years: **\$1,489,250**
5 year Facility Condition Index (FCI): **20.50%**

General Summary:

Originally built 1968, Greenfield Elementary School is located at 3735 - 114 Street, Edmonton, Alberta, T6J 2G6. In 1971, an addition was added to the north end of the school bringing its total occupied floor space (all on one level) to 4,145.80 square meters. One of the Edmonton Public Schools located in District seven, currently there are 530 students enrolled at Greenfield Elementary School.

The main entrance to Greenfield Elementary School is located on its southern facade at the western end facing 114th Street NW. There are three additional entrances, one is located on its southern facade, one its eastern facade, and one on its western facade. In addition, numerous classrooms in the school have separate exits to the exterior.

Structural Summary:

The Greenfield Elementary School has a concrete slab on grade foundation substructure with perimeter strip footings and thickened slab footings at interior bearing points.

The superstructure of Greenfield Elementary School consists of load bearing concrete block exterior walls supporting glulam wood beams carrying a wood roof deck.

Structurally, the facility is in acceptable condition.

Envelope Summary:

The exterior wall cladding on Greenfield Elementary School consists mainly of clay brick veneer and Portland cement stucco coating. There are accents of wood and metal siding. Soffits are preformed, prepainted aluminum.

The roof membrane on the Greenfield Elementary school consists of a modified bituminous SBS built up roof over a wood deck. Drainage is provided by surface, domed storm drains with internal drain leaders. In addition there are perimeter scupper drains which drain to the exterior to handle storm runoff overflow. Parapet height is approximately 150mm and is capped with prefinished metal cap flashing. There are two mechanical penthouses on the roof.

Windows on the Greenfield Elementary School are aluminum, double glazed, sealed awning style units. Exterior doors are solid wood units with and without glazing. Frames are a combination of wood and metal.

The envelope of Greenfield Elementary School is in acceptable condition. Some wood entry doors are recommended for replacement.

Interior Summary:

Interior floor finishes in Greenfield Elementary School include carpet and vinyl composite tile and sheet flooring. Washrooms have ceramic tile and the gymnasium has strip wood flooring. In the library, carpet covers the floor. Stairs to the mezzanine storage area have vinyl composite tile and bare concrete finishes. The mechanical and or boiler rooms typically have a painted concrete floor finish.

Interior ceiling finishes are generally exposed wood roof deck painted a dark color and from which is suspended a wooden grid or trellis-like painted frame. Washrooms generally have painted gypsum wallboard finish. The gymnasium and music room have varnished exposed wood deck ceilings supported by glulam wood beams. In the newer, 1971 addition, ceilings are generally suspended acoustical ceiling tile (ACT).

Interior wall finishes are generally painted concrete masonry units (CMU) or painted gypsum wallboard. Washrooms

typically have ceramic wall tile.

The interior of Greenfield Elementary School is generally in acceptable condition. A recommendation to install a new acoustical tiled ceiling and replacement of classroom casework recommended.

Mechanical Summary:

Mechanical systems for this building include two gas fired 2.52 MMBTU hot water boilers which provide heating hot water to three air handlers, perimeter finned tube radiation, and cabinet heaters near the entrances. Air distribution is by overhead ductwork and ceiling plenum return. The HVAC system is controlled remotely by pneumatic and DDC controls. The heating hot water system and air handlers are in fair condition overall.

Water distribution is by copper piping throughout, and is protected by a backflow preventer. Sanitary and storm drainage is by internal cast iron piping. DHW is provided by a gas fired DHW heater. Plumbing is in good condition overall.

Issues to be addressed include replacing the aged DHW heater, aged boilers and air handling units, and correcting the air flow issues caused by the open ceiling plenum. Also, cooling is recommended be added for computer room areas.

Electrical Summary:

Electrical systems in this building are overall in acceptable to good condition. The electrical service the building is provided is 120Y/208 Volt, 3 phase 4 wire with 600 Amp capacity. The main electrical switchboard and most of the electrical panelboards are nearing the end of their expected life. The fire alarm system, an Edwards 6616, provides adequate coverage and notification, and includes strobe devices. The fluorescent lighting is the energy efficient electronic T8 style. The Kohler natural gas 5KVA (20.8amps @ 120/240volts - single phase) generator is beyond its life expectancy as well as undersized for the purpose.

Replacement within five years of the electrical switchboard and many of the electrical panelboards, as well as the emergency generator is recommended. Installation of GFCI type receptacles near all sinks should be completed for code and safety purposes.

Rating Guide

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

S1 STRUCTURAL

A1030 Slab on Grade*

Foundation is slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	100	JAN-07

B1010.01 Floor Structural Frame*(Building Frame)

Building frame is masonry with gluelam wood beams supporting a wood deck roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	100	JAN-07

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

Structural interior walls are composed of concrete masonry units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	100	JAN-07

B1010.03 Floor Decks, Slabs, and Toppings*

The mezzanine floor assembly consists of wood decking construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	100	JAN-07

B1020.01 Roof Structural Frame*

Gluelam wood beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	100	JAN-07

B1020.04 Canopies*

A painted wood post and beam structural frame supports a canopy over main entry. A similar canopy and supporting frame can be found at the rear side of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	50	JAN-07

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

The majority of the facility is clad with clay brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	75	JAN-07

B2010.01.06.03 Metal Siding**

Prefinished, vertical metal siding can be found on portions of the exterior walls of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	JAN-07

B2010.01.06.04 Wood Siding**

Wood strip siding panels finished with solid stain/paint provide accent interest over some exterior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	JAN-07

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

While by no means the predominant cladding, exterior cement plaster or stucco can be found on the exterior of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	75	JAN-07

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

Solid stain/paint finishes can be found on vertical wood strip siding accents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	15	JAN-07

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

Load bearing concrete masonry units, CMU.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	100	JAN-07

B2010.06 Exterior Louvers, Grilles, and Screens*

Exterior, prefinished metal trim clads the fascia.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	JAN-07

B2010.09 Exterior Soffits*

Prefinished strip metal soffit assemblies can be seen on the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	30	JAN-07

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

Aluminum double pane sealed units with awning style openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	JAN-07

B2030.01.10 Wood Entrance Door**

Entry doors are wood with glazing with latch hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	30	JAN-07

Event: Replace Exterior Doors (12 Doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$22,300	Low

Updated: JAN-07



Event: Replace Exterior Doors (Four Doors)

Concern:

The exterior doors from classrooms 12, 13, 35 and 36 are aged and worn and have operational problems especially during colder months when the doors stick.

Recommendation:

Given the age of the doors and the continued maintenance required, replacement is recommended.

Consequences of Deferral:

Continued operational issues will be a consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$10,200	Medium

Updated: JAN-07



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

The facility has a roof assembly consisting of a modified bituminous waterproofing membrane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2005	25	JAN-07

B3010.08.02 Metal Gutters and Downspouts**

Prefinished metal gutters and downspouts along with interior drain leaders manage roof top storm water runoff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	JAN-07

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

Roof access is via a small sidewall access door from penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	25	JAN-07

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

Fixed interior partitions are typically of hollow concrete masonry units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	50	JAN-07

C1010.02 Interior Demountable Partitions*

Vinyl covered demountable partitions are used on some classroom perimeter walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	JAN-07

C1010.03 Interior Operable Folding Panel Partitions**

A full height, chain and pulley operated, folding panel partition wall assembly can partition off the gymnasium. It stores in the wall at one side of the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	JAN-07

Event: Replace gym operable partition

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$20,000	Low

Updated: JAN-07

C1020.01 Interior Swinging Doors**

Interior swing doors are of hollow paneled construction with metal frame assemblies and knob hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	JAN-07

Event: Replace Interior Swing Doors (95 Doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$124,300	Low

Updated: JAN-07

C1020.03 Interior Fire Doors*

Rated and labeled fire rated doors and metal frame assemblies can be found in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	50	JAN-07

C1030.01 Visual Display Boards**

Chalk, white and tack boards can be found in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	20	JAN-07

Event: Replace Visual Display Boards(48 boards)**Recommendation:**

Replace visual display boards in classrooms. Assume 24 classrooms, two boards per room: Chalkboards, SL, horiz, two track, 1200 x 3600, 2 sliding panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$170,865	Low

Updated: JAN-07

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

Toilet partitions are prefinished, hollow metal construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	30	JAN-07

C1030.08 Interior Identifying Devices*

Signs consist of rigid plastic with indented alphanumeric lettering, typically screwed to substrate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	JAN-07

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet accessories are typically metal construction with a chrome or stainless steel finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	20	JAN-07

C2010 Stair Construction*

Metal access ladder with safety cage is used to access penthouse. Precast concrete stairs can also be found adjacent to gymnasium exit doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	100	JAN-07

C2020.08 Stair Railings and Balustrades*

Painted metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	50	JAN-07

C2020.11 Other Stair Finishes*

Painted metal finish on access ladders. Concrete stairs are unfinished.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	10	JAN-07

C3010.06 Tile Wall Finishes**

Ceramic tiled finishes can be generally found in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	JAN-07

Event: Replace wall tiles (130m2)**Recommendation:**

Replace tile wall finishes in all washrooms. Assume 4 boys and 4 girls washrooms. Assume 32.5 square meters of tile per washroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$41,800	Low

Updated: JAN-07

C3010.11 Interior Wall Painting**

Interior wall finish throughout the facility is typically paint.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	10	JAN-07

Event: Repaint interior walls (5400m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$37,800	Low

Updated: JAN-07

C3020.01.02 Paint Concrete Floor Finishes**

Where concrete floors are finished, ie mechanical room, typically the finish is paint.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	10	JAN-07

Event: Repaint mechanical room floor.(72m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,915	Low

Updated: JAN-07

C3020.02 Tile Floor Finishes**

Ceramic tile flooring in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	50	JAN-07

C3020.04 Wood Flooring**

Strip wood flooring can be found in the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1993	30	JAN-07

C3020.07 Resilient Flooring**

A combination of vinyl composite tile and sheet resilient flooring have been used in various spaces throughout the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	20	JAN-07

Event: Replace Flooring Fan Room**Concern:**

The VCT floor tile in the fan room, (27) is worn.

Recommendation:

Replace the VCT flooring in the fan room (27). Area is 21m2.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$1,700	Medium

Updated: JAN-07

C3020.08 Carpet Flooring**

Sheet carpet flooring has been used in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	15	JAN-07

Event: Replace Carpet (1670m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$98,800	Low

Updated: JAN-07

C3030.04 Gypsum Board Ceiling Finishes*

Taped, sanded and painted gypsum board ceiling finishes can be found in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	50	JAN-07

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar)1971**

The 1971 addition has suspended acoustic tile ceiling treatment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	25	JAN-07

Event: Replace accoustic ceiling (1315m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$57,800	Low

Updated: JAN-07

C3030.07 Interior Ceiling Painting**

Dark colored paint has been used as a finish on the underside of the roof deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	20	JAN-07

C3030.09 Other Ceiling Finishes*

Suspended wood grid.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	50	JAN-07

**Event: Install New ACT Ceiling****Concern:**

Staff report continuing issue of dust falling on building occupants due to the suspended, but open, 2x4 wood grid ceiling. Maintenance reports that it is an ongoing cleaning task to keep the grid dust free. The installation of a new suspended acoustical tile ceiling system is recommended. Work with mechanical trades to ensure sufficient air movement/occupant comfort with new, enclosed ceiling.

Recommendation:

Remove existing wood grid ceiling and install new suspended acoustical tile ceiling in the 1968 portion of the school to match the 1971 addition.

Consequences of Deferral:

Continued cleaning of the 38x89 wood grid is a consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2009	\$139,700	Medium

Updated: JAN-07

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

Water closets are typically floor mounted tank type vitreous china units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	35	JAN-07

D2010.02 Urinals**

Urinals are typically floor mounted vitreous china with manual flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	35	JAN-07

Event: Replace 11 Urinals

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Low

Updated: JAN-07

D2010.03 Lavatories**

Lavatories are typically recessed counter mounted stainless steel bowls with manual spring return faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	35	JAN-07

D2010.04 Sinks**

Classroom sinks are typically recessed counter mounted stainless steel bowls with high spout faucets. Mop sinks are typically floor mounted fiberglass or cast in place concrete. Mop faucets have vacuum breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	JAN-07

Event: Replace sinks in classrooms (20)

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

Updated: JAN-07

D2010.08 Drinking Fountains / Coolers**

Drinking fountains are wall mounted vitreous china.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	JAN-07

Event: Replace 4 Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,000	Low

Updated: JAN-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water is supplied to the building from the municipal water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	JAN-07

D2020.01.02 Valves: Domestic Water**

Domestic water valves are typically brass globe or gate valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	JAN-07

Event: Replace domestic water valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,000	Low

Updated: JAN-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

A backflow preventor is installed to protect the DWS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	20	JAN-07

D2020.02.06 Domestic Water Heaters**

DHW is provided by a 30 gallon 45,000 BTU gas fired heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	20	JAN-07

Event: Replace DHW Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,600	Low

Updated: JAN-07

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

DWS pipe insulation is typically fiberglass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JAN-07

D2030.01 Waste and Vent Piping*

Sanitary sewer and vent piping is cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JAN-07

D2040.01 Rain Water Drainage Piping Systems*

Rain water conveyed from the roof to the municipal storm water system via cast iron pipes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JAN-07

D2040.02.04 Roof Drains**

Internal roof drains have strainers in place, but evidence of past tampering, and some foreign debris in roof drains (bottles).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	JAN-07

Event: Replace roof drains

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

Updated: JAN-07

D3010.02 Gas Supply Systems*

Gas is supplied to the building by painted steel pipe. The gas meter and pressure regulator was in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	JAN-07

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

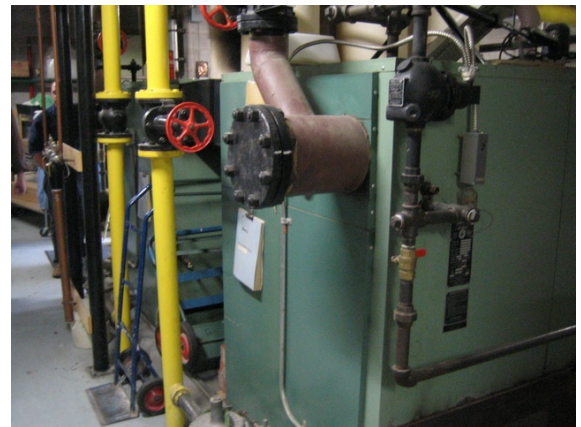
There are two Peerless 2.52 MMBTU/Hr. Gas fired hot water boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	35	JAN-07

Event: Replace 2 Heating HW Boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$75,000	Low

Updated: JAN-07

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

Aged as well as the boilers. Cost for replacing the chimneys is included in the cost estimate for replacing the boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	JAN-07

D3040.01.01 Air Handling Units: Air Distribution**

Three (3) Recold model AHB-200 air handlers located in individual penthouses on the roof provide air distribution throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	30	JAN-07

Event: Redesign Air Handling and Distribution System**Concern:**

The floor plan and classroom layout has changed from initial construction. The existing air handler and distribution system may not be sized properly for the current configuration of the building. In addition, the existing air handlers have high maintenance costs and parts that are difficult to obtain. In addition, air flow in the open ceiling areas of the building is poor, leading to hot and cold areas throughout

Recommendation:

Perform an engineering study to determine the current heat and cooling load of the building and from this, design and size replacement system accordingly. In addition, a possible solution to remedy the air distribution problem in the open ceiling areas could be to install a drop ceiling with properly placed supply and return air grills.

Consequences of Deferral:

Continued problems with air flow and difficulty in temperature management.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2007	\$20,000	High

Updated: JAN-07

Event: Replace Air Handlers**Concern:**

Air handlers are not distributing air properly and are high maintenance items with parts that are difficult to obtain.

Recommendation:

Replace air handlers based on recommendation from an engineering study.

Consequences of Deferral:

Failure of the air handler would mean no air flow or heating. In addition, the ongoing maintenance costs to keep the existing unit running will likely increase, and finding replacement parts will become more difficult.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$260,000	High

Updated: JAN-07



D3040.01.04 Ducts: Air Distribution*

Air distribution through the majority of the building is by ceiling hung low velocity metal ductwork. However, the ductwork for the music room is encased in the concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	JAN-07

Event: Improve Airflow to Music Room**Concern:**

Insufficient air flow and heating in the music room.

Recommendation:

Install a separate furnace or air handler to serve this area.

Consequences of Deferral:

Continued uncomfortable temperatures especially in winter and reduced air flow.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$25,000	High

Updated: JAN-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

The open ceiling plan appears to be short circuiting air flow in some portions of the building such as the library. In addition to the replacement of a the air handler, the return air system needs to be corrected. Either a suspended ceiling with strategically placed return air grills should be used, or if the open ceiling system is continued, then ducted returns should be installed to ensure that return air is taken from various parts of the room.

The return air grills are typically metal egg crate style and are both wall and ceiling (or duct termination) mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JAN-07

Event: Modify Ductwork to Improve Airflow**Concern:**

Poor air flow in open ceiling areas of the building lead to hot and cold areas.

Recommendation:

The engineering study will determine the ultimate course of action. One option is to install typical acoustic ceiling tile, similar to that being used elsewhere in the building, with strategically placed return air grills to improve air flow. This line items assumes that solution. Cost will need to be adjusted based on the results of the engineering study.

Consequences of Deferral:

Continued poor airflow, hot and cold areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$45,000	Medium

Updated: JAN-07



D3040.03.01 Hot Water Distribution Systems**

Hot water heating piping is steel with circulating pumps. Some insulation is suspected of containing asbestos and will need to be abated if work is to be done on those parts of the system. HW circulation pumps are aged and improperly supported. These should be replaced and reinstalled with proper supports.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	40	JAN-07

Event: Replace HW Circulation Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$20,000	Low

Updated: JAN-07



D3040.04.01 Fans: Exhaust**

Roof mounted exhaust fans. They display some dents, possibly from the covers being blown off or vandalized.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	JAN-07



D3050.01.01 Computer Room Air Conditioning Units**

Computer lab is not currently cooled and elevated temperatures were noted during the assessment. Installation of a dedicated split DX air condition system is recommended.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JAN-07

Event: Add AC for Computer Lab**Concern:**

The computer lab is not cooled, and the elevated temperatures are not recommended for the life of the computer equipment. The elevated temperatures also make it uncomfortable to work or study there.

Recommendation:

Install a ductless split DX air conditioning system.

Consequences of Deferral:

Uncomfortable working environment, potentially shorted computer equipment life.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$7,500	Medium

Updated: JAN-07

D3050.05.01 Convectors**

Convectors are used primarily near entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	JAN-07

Event: Replace unit convection heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,400	Low

Updated: JAN-07

D3050.05.03 Finned Tube Radiation**

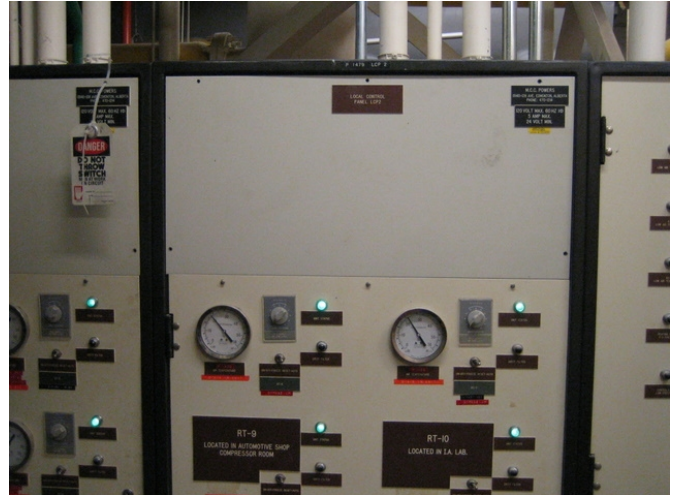
Finned tube radiation is used around the perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	JAN-07

D3060.02.02 Pneumatic Controls**

Pneumatic controls are used for thermostats, valve and damper actuators. Signals are also sent to the BMS system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	JAN-07



Event: Replace Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$90,000	Low

Updated: JAN-07

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

The BMS is an Andover DDC system and is used to control the building remotely. The DDC system is connected to the existing pneumatic devices in the field such as thermostats, pressure sensors, and damper actuators.

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



D4020 Standpipes*

A hose and standpipe system is used for fire protection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	JAN-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

The fire extinguishers, both water canister and ABC chemical type are used and located conveniently throughout the building. Inspection tags are up to date.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	30	JAN-07

D4090.07 Fire Pumps & Water Storage Tanks**

The fire pumps are located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	50	JAN-07

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

Underground service On-site pad mounted transformer. Utility Owned.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	40	JAN-07

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

Westinghouse brand 600 Amp rated 120Y/208 Volt, 3 phase 4 wire with 600 Amp main breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	40	JAN-07

Event: Replace Main Electrical Switchboards**Concern:**

Electrical and mechanical integrity of connections and circuit breakers is likely poor.

Recommendation:

Replace main switchgear. Replace service feed and upgrade to 800A 120Y/208V capacity at this time. The switchgear includes 800A, 208Y/120 volt capacity with breakers and instruments, and twenty feet of conduit and wire. Electrical service feeder, 800 A at 600V. Service feeder to include 200' conduit and wire.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$85,700	High

Updated: JAN-07

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

Westinghouse brand electric panels located throughout the building. Ages vary based on location and age of additions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	30	JAN-07

Event: Replace Panelboards**Concern:**

Electrical and mechanical integrity of circuit breakers is poor.

Recommendation:

Replace all panels in building. Add panels throughout to allow for additional circuits to be added as necessary. Distribution system includes medium sized concentration of panel boards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$127,000	High

Updated: JAN-07

D5010.07.02 Motor Starters and Accessories**

Wall mounted starters for motor control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1968	30	JAN-07

Event: Replace all Motor Starters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,500	Low

Updated: JAN-07

D5020.01 Electrical Branch Wiring*

Branch wiring includes conduit, wiring, receptacles and switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JAN-07

Event: Replace Receptacles with GFCI Type**Concern:**

Certain receptacle location near wet areas such as sinks or water coolers are not ground fault protected.

Recommendation:

Replace outlets with GFCI style outlets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$1,600	Medium

Updated: JAN-07

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

Lighting switch control panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JAN-07

Event: Replace Lighting Control Panel

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,500	Low

Updated: JAN-07



D5020.02.02.02 Interior Florescent Fixtures**

Various fixtures including 2' x 4' and strip-style T-8 fluorescents. Many surface mounted fixtures. T8 style Electronic ballasts and lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	JAN-07

Event: Repair Light Fixtures**Concern:**

Some fixtures have missing or damaged lenses.

Recommendation:

Replace lenses/fixtures or remove if no longer in use.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$1,700	High

Updated: JAN-07

D5020.02.03.01 Emergency Lighting Built-in*

Various hall and classroom fixtures on emergency power.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	JAN-07

D5020.02.03.03 Exit Signs*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JAN-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Building mounted fixtures around perimeter. Exterior lighting is photo-cell/time clock controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JAN-07

D5030.01 Detection and Fire Alarm**

Edwards 6616 Control Panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	25	JAN-07

D5030.02.03 Security Access**

Magnum Security 3000 with infrared motion detectors and key pad.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	JAN-07

D5030.04.01 Telephone Systems**

Meridian/Nortel Norstar phone server equipment. Interconnected with Bogen Communication System

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	JAN-07

D5030.04.04 Data Systems**

Fiber optic feed from Alberta SuperNet. Switches and Category 5 wiring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	JAN-07

D5030.05 Public Address and Music Systems**

Bogen Communication System. Interconnected with Meridian/Nortel Norstar phone server equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	20	JAN-07

D5030.06 Television Systems*

Many classroom areas have television connected to local VCRs or DVD players.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	JAN-07

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

Kohler natural gas 5KVA (20.8amps @ 120/240volts - single phase) generator in mechanical room (Various hall and classroom fixtures on emergency power). Connected via Zenith ATS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	35	JAN-07

Event: Replace Generator

Concern:

Emergency backup generator is undersized for the current purpose.

Recommendation:

Replace with larger 35KW natural gas Emergency Generator unit. Includes: Emergency Generator, ATS, battery charger, muffler, feeder, wiring and panel. Connect to additional lighting to provide better coverage.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$33,270	Unassigned

Updated: JAN-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02 Library Equipment***

A typical elementary school library with all the associated equipment can be found in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	25	JAN-07

E2010.02 Fixed Casework**

Painted and unfinished wood constructed, fixed casework can be found with upper and lower units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	35	JAN-07

Event: Replace Casework**Concern:**

The casework in the classrooms is worn and shows signs of deterioration. High maintenance required. The casework in the custodian office is worn.

Recommendation:

Remove and replace the casework in the classrooms. Typical casework is 3m of lower cabinetry with counter top and one sink. Replace in classrooms 11, 12, 13, 14, 22, 23, 65, 66, 60, 61, 62, 70, 34, 35, 36, 37, 55, 56, 57, and 58 (twenty classrooms in total). \$106,356.00

Remove and replace approximately 3m upper and lower casework cabinetry including one counter top and one sink. Location is custodian office. \$7,659.00

Consequences of Deferral:

The deterioration of the visual integrity of the facility and continued maintenance are consequences of deferral.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$114,100	High

Updated: JAN-07

F2020.01 Asbestos*

ACM have been identified by the report "Hazardous Materials Management Project - Asbestos Report Submission." Dated 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	JAN-07

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

No obstructions, or level-changes, can be found between the asphalt parking area and adjacent facility entry points.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	JAN-07

K4010.02 Barrier Free Entrances

There is no level change at the numerous entry doors to the school, however automatic door openers were not observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	JAN-07

Event: Provide Automatic Door Opener**Concern:**

While there are no level change at the numerous entry doors, there is no automatic door opener observed.

Recommendation:

Install at least one power assisted automatic door opener at one entrance to the facility.

Consequences of Deferral:

Access to the facility will not be completely barrier free.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$6,900	Low

Updated: JAN-07

K4010.03 Barrier Free Interior Circulation

No obstructions to interior circulation observed in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1968	0	JAN-07

K4010.04 Barrier Free Washrooms

No barrier free handicap washroom facilities observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1968	0	JAN-07

Event: Modify one washroom to barrier free.**Concern:**

No handicap washroom in the facility.

Recommendation:

Modify existing washroom to be barrier free. One of the two staff washrooms may be candidate.

Consequences of Deferral:

The facility is not barrier free.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$10,900	Medium

Updated: JAN-07

RECAPP Facility Evaluation Report



Greenfield School

S3138
Edmonton

Facility Details**Building Name:** Greenfield School**Address:****Location:** Edmonton**Building Id:** S3138**Gross Area (sq. m):** 0.00**Replacement Cost:** \$0**Construction Year:** 0**Evaluation Details****Evaluation Company:** VFA Canada Corporation**Evaluation Date:** September 13 2006**Evaluator Name:** Greeley, Michaud, Jackson**Total Maintenance Events Next 5 years:****5 year Facility Condition Index (FCI):** 0%**General Summary:**

The Greenfield Elementary School site is known as Greenfield Park and is bounded on the south by 37th Avenue NW, on the west by 114th Street NW, on the north by 40th Avenue NW and by 112a Street NW on the east. The site is generally grassed.

Asphalt surfaced basketball court present on the east side of the school. Outdoor ice rink and running track sit to the northeast of the facility. There is a sand based playground area at the north side. A ball diamond sits to the east. Asphalt surfaced parking is provided at the south end of the site. Additional parking at the rear (east side) of the facility is accessed via a side lane. Front and rear yards of the facility are landscaped. There are two pedestrian access points to the site and one vehicle access point. Bicycle racks and precast trash bins can be found on site.

The condition of the overall Greenfield site is acceptable.

Structural Summary:**Envelope Summary:****Interior Summary:****Mechanical Summary:****Electrical Summary:****Rating Guide**

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

S7 SITE**G1030 Site Earthwork (Site Grading)***

No drainage problems observed on this generally level, flat site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	50	JAN-07

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

Flexible pavement roadways to the site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	JAN-07

G2010.05 Roadway Curbs and Gutters*

Concrete road curbs and gutters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	JAN-07

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

Vehicle parking lots are constructed with flexible asphalt pavement and can be found on the south and east sides of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	10	JAN-07



G2020.06.03 Parking Lot Signs*

No parking lot signage observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	25	JAN-07

Event: Provide Parking Lot Signage**Concern:**

No parking lot signage observed.

Recommendation:

Install signage to improve parking in the parking lot. Assume at least five new signs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$1,000	Low

Updated: JAN-07

G2020.06.04 Pavement Markings*

Parking stall pavement markings not observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1971	25	JAN-07

Event: Add Parking Pavement Markings**Concern:**

Parking stall pavement markings were not observed.

Recommendation:

Add parking stall pavement markings in both parking areas.

Consequences of Deferral:

Confusion over parking locations a consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$700	Medium

Updated: JAN-07

G2030.04 Rigid Pedestrian Pavement (Concrete)**

There are concrete sidewalks on site and surrounding the site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	15	JAN-07

G2030.06 Exterior Steps and Ramps*

Exterior entry step on east side of facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	15	JAN-07

G2040.02 Fences and Gates**

Both chain link fencing and low rise pipe rail fencing are found on the site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	JAN-07



G2040.03 Athletic and Recreational Surfaces**

Asphalt paved basketball court surface is found on site. Adjacent soccer fields have grass surface. Playground surfaces are sand covered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	JAN-07



G2040.05 Site and Street Furnishings*

Precast trash bins are on site as well as painted metal bike stands.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	15	JAN-07

G2040.06 Exterior Signs*

Large wooded sign and cast metal sign can be found on the front yard and wall of the facility respectively.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	JAN-07

**G2050.04 Lawns and Grasses***

Level, grassed areas surround the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	15	JAN-07

G2050.05 Trees, Plants and Ground Covers*

Trees and shrubs can be found on the west and south sides of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	10	JAN-07

G3010.02 Site Domestic Water Distribution*

Water is supplied to the building by underground galvanized steel piping from the municipal water supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	50	JAN-07

G3010.03 Site Fire Protection Water Distribution*

Site fire protection water is supplied from the domestic water supply system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	50	JAN-07

G3020.01 Sanitary Sewage Collection*

Sanitary sewage is conveyed out of the building through underground cast iron piping and is connected to the municipal waste water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	50	JAN-07

G3030.01 Storm Water Collection*

Storm water is conveyed from the building to the municipal storm water system by cast iron pipe.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	50	JAN-07

G3060.01 Gas Distribution*

Gas is brought to the building by underground steel piping from the municipal supply system at the street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	50	JAN-07

G4010.04 Car Plugs-ins*

About 15 plug-ins on time clock and temperature control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	25	JAN-07

Event: Replace Receptacles with GFCI Type**Concern:**

Receptacle locations for car plug-ins are not fault protected.
Risk of shock exists when outlets in wet areas are not GFCI.

Recommendation:

Replace outlets with GFCI style outlets and weatherproof covers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$1,600	Medium

Updated: JAN-07

G4020.01 Area Lighting*

Lighting is provided mainly by building mounted fixtures

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1971	25	JAN-07