

RECAPP Facility Evaluation Report

Lethbridge School Dist #51



Dr. Gerald B. Probe School

B3672A
Lethbridge

Facility Details

Building Name: Dr. Gerald B. Probe School
Address: 120 Rocky Mountain Boulevard
Location: Lethbridge

Building Id: B3672A
Gross Area (sq. m): 3,645.60
Replacement Cost: \$8,740,034
Construction Year: 1991

Evaluation Details

Evaluation Company: J.A. Matthew Architect Ltd.
Evaluation Date: May 2 2007
Evaluator Name: Daniel Moser

Total Maintenance Events Next 5 years: **\$222,077**
5 year Facility Condition Index (FCI): **2.54%**

General Summary:

The school is a one storey masonry structure with brick envelope, built in 1991.
The school is from grades K-5 with a 378 student population.
The school area is currently 3645 m².
A portable addition was added in 1991.

Structural Summary:

The school is concrete masonry block with brick veneer and slab on grade.
The school foundation is concrete grade beams on piles.
The basement is cast in place concrete walls and floor.
Roof structural system is steel trusses, steel decking on concrete block walls and steel columns.
Concrete block interior load bearing supporting walls.
Overall the structure is in good condition.

Envelope Summary:

The envelope of the building is brick veneer throughout.
The roof is a two ply SBS system throughout.
Entrance doors are painted steel exterior doors with wired tempered glass.
All windows are anodized aluminum sealed units.
Overall the envelope is in good condition.

Interior Summary:

The floor cover for most of the school is comprised of resilient flooring, carpet, and tile.
Walls are painted concrete block with some painted gypsum finish.
Ceilings for the most part are comprised of T-bar as well as painted gypsum.
Interior doors are clear finish wood doors with glazing in painted steel frames.
Interior glazing is single safety panes in painted steel frames.
Overall the interior is in good condition.

Mechanical Summary:

The school mechanical system consists of 4 gas fired heating boilers, 1 Scott Springfield heat recovery ventilator, 1 Baltimore air coil cooling tower, two domestic water heaters. The school is serviced with municipal domestic water, sanitary, storm, and natural gas systems. The primary heat for the school is provided through a heat pump system. Heat is provided by circulating heated glycol through fan coil units, and force flows in the ceiling and some fin tube radiation in cabinets. Cooling is provided through a cooling tower that cools the glycol passing through the fan coil units. Control is provided by electronic thermostats through out the school. The air coil units provide heat and ventilation with fans moving air through hot water heating coils. The hot water is circulated with pumps in the mechanical room above the boilers. A CSI Building Management system, controls the climate through out the school. This school is not sprinklered. There are several ABC fire extinguishers through out the school. Overall the mechanical system is in good condition.

Electrical Summary:

Electrical systems installed in 1991. Main electrical distribution is 120/208V 3-phase 4-wire 1600A. Lighting upgrades are required throughout most areas of the facility. Generator installed for emergency power distribution. Life safety systems are in good condition. There are updated communications and security systems. Overall the electrical systems are in good condition.

Rating Guide

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

S1 STRUCTURAL**A1010 Standard Foundations* - 1991**

Concrete grade beams on piles.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

A1030 Slab on Grade* - 1991

Concrete slab on grade for entire facility.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

A2020 Basement Walls (& Crawl Space)* - 1991

Basement is cast in place concrete walls and floor.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

B1010.01 Floor Structural Frame (Building Frame)* - 1991

Load bearing concrete masonry block.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1991

Concrete block interior load bearing supporting walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

B1010.03 Floor Decks, Slabs, and Toppings* - 1991

Cast in place concrete floor.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

B1010.05 Mezzanine Construction* - 1991

Cast in place concrete floor.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

B1010.06 Ramps: Exterior* - 1991

Concrete ramps with painted steel guard rails are provided.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 40 | FEB-08 |

B1020.01 Roof Structural Frame* - 1991

Roof supported with steel trusses, steel decking on concrete block walls and steel columns.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1991**

Brick veneer throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 75 | FEB-08 |

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1991**

Joint seals around the perimeter are caulked and maintained.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 20 | FEB-08 |

Event: Repair Joint Sealers

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2011 | \$13,443 | Unassigned |

Updated: FEB-08**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation* - 1991**

Polyethylene vapor barrier and rigid insulation.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

B2010.06 Exterior Louvers, Grilles, and Screens* - 1991

Metal Louvers.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

B2010.09 Exterior Soffits* - 1991

Painted stucco soffit under main entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1991**

Pre-finished double glazed aluminum sealed units.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 40 | FEB-08 |

Event: Replace Exterior Windows

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2031 | \$43,362 | Unassigned |

Updated: FEB-08

B2030.01.02 Steel-Framed Storefronts: Doors - 1991**

Painted steel main entry doors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 30 | FEB-08 |

Event: Replace Exterior Entrance Doors

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$43,284 | Unassigned |

Updated: FEB-08

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1991**

Two ply SBS roofing throughout. It is observed that the roof has accumulations of granules at the parapets.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 25 | FEB-08 |

Event: Replace Membrane Roofing

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016 | \$123,078 | Unassigned |

Updated: FEB-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc)* - 1991

Painted metal roof access hatch.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

S3 INTERIOR**C1010.01.03 Unit Masonry Assemblies: Partitions***

Painted concrete block walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

C1010.01.07 Framed Partitions (Stud)*

Framed partitions with painted gypsum.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

C1010.03 Interior Operable Folding Panel Partitions**

Vinyl covered folding panel partition doors between the stage and gym.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 30 | FEB-08 |

Event: Replace Folding Panel Partitions

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$14,262 | Unassigned |

Updated: FEB-08

C1010.04 Interior Balustrades and Screens, Interior Railings*

Painted steel balustrades onto open area in library from mezzanine.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

C1010.05 Interior Windows*

Single glazed painted steel framed interior glazed units.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

C1020.01 Interior Swinging Doors (& Hardware)*

Clear finish wood doors with glazing in painted steel frames.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 40 | FEB-08 |

C1020.03 Interior Fire Doors*

Painted steel fire doors with automatic closers and wired glazing.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

C1030.01 Visual Display Boards**

Chalk boards throughout school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 20 | FEB-08 |

Event: Replace Visual Display Boards

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$25,294 | Unassigned |

Updated: FEB-08

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

Pre-finished and painted metal toilet partitions in washrooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 30 | FEB-08 |

Event: Replace Fabricated Compartments

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$22,478 | Unassigned |

Updated: FEB-08

C1030.06 Handrails*

Wall mounted painted steel handrails.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

C1030.08 Interior Identifying Devices*

Composite plastic signs.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

C1030.12 Storage Shelving*

Clear finish plywood shelving in classrooms and library.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

C1030.14 Toilet, Bath, and Laundry Accessories*

Washrooms are equipped with mirrors, soap and paper dispensers.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

C2010 Stair Construction*

Concrete stairs.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 100 | FEB-08 |

C2020.06 Carpet Stair Finishes**

Carpet stair finish in the in the music room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 10 | FEB-08 |

Event: Replace Carpet Stair Finishes

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$1,500 | Unassigned |

Updated: FEB-08

C2020.08 Stair Railings and Balustrades*

Painted steel stair railings.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 40 | FEB-08 |

C2020.11 Other Stair Finishes*

Composite rubber treads and risers.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

C3010.06 Tile Wall Finishes**

Porcelain tile around urinals.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 40 | FEB-08 |

Event: Replace Tile Wall Finishes

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2031 | \$46,413 | Unassigned |

Updated: FEB-08

C3010.09 Acoustical Wall Treatment**

Acoustical wall panels in the gym.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 20 | FEB-08 |

Event: Replace Acoustical Wall Treatment

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$36,292 | Unassigned |

Updated: FEB-08

C3010.11 Interior Wall Painting*

School is painted periodically throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2001 | 10 | FEB-08 |

C3010.12 Wall Coverings*

Vinyl wall coverings.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 15 | FEB-08 |

C3020.01.02 Paint Concrete Floor Finishes*

Painted concrete floor finish on mezzanine.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 10 | FEB-08 |

C3020.02 Tile Floor Finishes**

Quarry tile in washrooms and vestibules.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 50 | FEB-08 |

Event: Replace Tile Floor Finishes

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2041 | \$14,662 | Unassigned |

Updated: FEB-08**C3020.07 Resilient Flooring****

Resilient flooring in classrooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 20 | FEB-08 |

Event: Replace Resilient Flooring

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$70,489 | Unassigned |

Updated: FEB-08**C3020.08 Carpet Flooring****

Carpet in classrooms and hallways.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 15 | FEB-08 |

Event: Replace Carpet Flooring

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$60,172 | Unassigned |

Updated: FEB-08**C3020.14 Other Floor Finishes***

Rubber based sports flooring system in the gym.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

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

Acoustic ceiling tiles throughout the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 25 | FEB-08 |

Event: Replace Acoustic Ceiling Treatment

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016 | \$45,746 | Unassigned |

Updated: FEB-08

C3030.07 Interior Ceiling Painting*

Painted gypsum ceiling throughout the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2001 | 20 | FEB-08 |

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

There are multiple single stainless steal sinks and a few double sinks - with Teck faucets, There are lab sinks in the science rooms. The mop sinks are porcelain on steel floor mounted.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 30 | FEB-08 |

Event: Replace Sinks

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$10,890 | Low |

Updated: FEB-08

D2010.05 Showers**

There are 4 boys and 4 girls showers for the gym but they are not used as they are not needed at an elementary school. The physical education teacher also has a shower.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 30 | FEB-08 |

Event: Replace Showers

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$5,728 | Low |

Updated: FEB-08

D2010.06 Bathtubs**

There is a bath tub in the infirmary wash room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1992 | 30 | FEB-08 |

Event: Replace Bathtub

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2022 | \$1,500 | Low |

Updated: FEB-08

D2010.08 Drinking Fountains / Coolers**

There are several Crane drinking fountains through out the school, typically in the hall ways. These fountains are made from porcelain and are imbedded in the walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 35 | FEB-08 |

Event: Replace Drinking Fountains / Coolers

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2026 | \$7,443 | Low |

Updated: FEB-08

D2010.09 Other Plumbing Fixtures*

There is a washing machine in the caretakers room by the office.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

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

The toilets are Crane with flush valves through out the school. The basins are Crane china with teck faucets set into counter tops. The urinals are full length floor mount Crane with automatic remote flush tanks. The faucet in the boys wash room by room 4, is loose and needs to be repaired. Cost would be under \$1,000.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 30 | FEB-08 |

Event: Replace Washroom Fixtures (WC, Lav, Urnl)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$58,002 | Low |

Updated: FEB-08

D2020.01.01 Pipes and Tubes: Domestic Water*

The school has a 4" ductile iron water service coming up in to the water meter room. This branches to 2" copper pipe for domestic water and 3" copper for the irrigation. The irrigation has a separate meter and back flow preventer.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

D2020.01.02 Valves: Domestic Water**

There are key operated frost free hose bibs on the exterior of the school. The majority of isolation valves in the school are Toyo.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 40 | FEB-08 |

Event: Replace Valves: Domestic Water

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2031 | \$22,587 | Low |

Updated: FEB-08

D2020.01.03 Piping Specialties (Backflow Preventors)**

There is a back flow preventer for the irrigation water service and boiler feeds.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 20 | FEB-08 |

Event: Replace Piping Specialties (Backflow Preventors)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$2,300 | Low |

Updated: FEB-08

D2020.02.02 Plumbing Pumps: Domestic Water**

The domestic hot water has a Grundfoss recirculation pump.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 20 | FEB-08 |

Event: Replace Plumbing Pumps: Domestic Water

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$1,247 | Low |

Updated: FEB-08

D2020.02.06 Domestic Water Heaters**

There are two 69 gal. A.O.Smith domestic hot water heaters. HWT-1 and HWT-2 They are rated at 365,000 BTU's each.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1992 | 20 | FEB-08 |

Event: Replace Domestic Water Heaters

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$6,240 | Low |

Updated: FEB-08

D2020.03 Water Supply Insulation: Domestic*

The hot and cold water lines are insulated with fiberglass, most of the exposed areas have a canvas jacket.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

D2030.01 Waste and Vent Piping*

The under ground pipe is plastic and cast. The above ground pipe is cast and copper.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

D2040.01 Rain Water Drainage Piping Systems*

The rain water is piping is cast above ground and plastic below ground.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

D2040.02.04 Roof Drains*

The roof drains are cast iron bodies with dome tops.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 40 | FEB-08 |

D3010.02 Gas Supply Systems*

There is natural gas to the building. From the gas meter a line runs to the mechanical room. Science 4 has an emergency gas shut off out side the room. The gas outlets in the science room are marked with green, C / W (cold Water) The top plastic indicator on the valves should be changed to yellow natural gas. The cost would be under \$1,000

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 60 | FEB-08 |

D3020.01.01 Heating Boilers & Accessories: Steam**

The Weil Mclain steam boiler is used for humidification.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1992 | 35 | FEB-08 |

Event: Replace Heating Boilers & Accessories

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2026 | \$20,260 | Low |

Updated: FEB-08

D3020.01.04 Water Treatment: Steam Boilers*

There is a water softener and chemical feed system for the steam boiler.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1992 | 35 | FEB-08 |

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

The school has four Weil Mclain hot water boilers. The boilers together are 3,640,000 BTU's. There are 4 circulation pumps. All the pumps are manufactured by Armstrong. New VFD's have been installed to run the pumps.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 35 | FEB-08 |

Event: Replace Heating Boilers and Accessories: H.W.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2026 | \$82,891 | Low |

Updated: FEB-08

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

The chimney is insulated and canvased galvanized steel tube into metalbestos B vent.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 30 | FEB-08 |

Event: Replace Chimneys (&Comb. Air): H.W. Boiler

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$17,772 | Low |

Updated: FEB-08

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

The boilers have 2 pot feeders, sight glass, and bypass filters. There is also a glycol feed tank with a pump.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

D3030.05.02 Mechanical-Draft Cooling Towers

The school has a large Baltimore Air Coil in the mechanical room (B.A.C.). This unit cools the glycol and provides cooling through out the school with a heat pump system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1992 | 0 | FEB-08 |

D3040.01.01 Air Handling Units: Air Distribution**

There is a Scott Springfield heat recovery ventilator, 14,000 CFM, with a heating coil in the mechanical room. There is a heat pump unit for the gym and library.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 30 | FEB-08 |

Event: Replace Air Handling Units: Air Distribution

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$263,677 | Low |

Updated: FEB-08

D3040.01.03 Air Cleaning Devices:Air Distribution*

There is standard air filtration on the air handling units, and fan coils.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

D3040.01.04 Ducts: Air Distribution*

Ducts are galvanized sheet metal. With large round supply air ducts in the gym.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Rectangle adjustable diffusers and egg crate returns are used in the classrooms and through out most of the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

D3040.03.01 Hot Water Distribution Systems**

The hot water piping is black iron with screwed and welded fittings.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 40 | FEB-08 |

Event: Replace Hot Water Distribution Systems

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2031 | \$279,686 | Low |

Updated: FEB-08

D3040.04.01 Fans: Exhaust**

There are exhaust fans through out the school. Wash room exhausts, and an exhaust hood over the kiln in the art room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 30 | FEB-08 |

Event: Replace Fans: Exhaust

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$11,673 | Low |

Updated: FEB-08

D3040.04.03 Ducts: Exhaust*

Ducts are square and round galvanized sheet metal.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

D3040.04.05 Air Outlets and Inlets: Exhaust*

Most exhaust grills are egg crate type.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

D3050.03 Humidifiers**

Humidification is provided by a steam boiler in the mechanical room. The steam is injected into the ventilation system. The humidifier is in good working order.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 25 | FEB-08 |

Event: Replace Humidifiers

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016 | \$9,895 | Low |

Updated: FEB-08

D3050.05.02 Fan Coil Units**

There are fan coil units in the ceiling through out the school. The same coil in the unit provides heat in the winter and cooling in the summer. There are force flow units in the ceiling for the entrance heat.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 30 | FEB-08 |

Event: Replace Fan Coil Units

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$66,408 | Low |

Updated: FEB-08

D3050.05.03 Finned Tube Radiation**

Fin tube or base board radiation is used to a limited extent in the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 40 | FEB-08 |

Event: Replace Finned Tube Radiation

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2031 | \$6,300 | Low |

Updated: FEB-08

D3050.05.06 Unit Heaters**

There is a wet unit heater in the mechanical room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 30 | FEB-08 |

Event: Replace Unit Heaters

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$2,000 | Low |

Updated: FEB-08

D3060.02 HVAC Instrumentation and Controls

The building management system is a CSI system .

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 30 | FEB-08 |

D4030.01 Fire Extinguisher, Cabinets and Accessories*

There are ABC fire extinguishers through out the school. There is no sprinkler system in the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 30 | FEB-08 |

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

Main CDP - 120/208V 3-phase 4-wire 1600A Federal Pioneer. This equipment is located in the mechanical penthouse and is complete with a current transformer section, 1600A main breaker, digital metering and sub-distribution section.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 40 | FEB-08 |

Event: Replace main switchboard

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2031 | \$25,000 | Unassigned |

Updated: FEB-08

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

Several 120/208V branch circuit panels are located at various points to supply power to local loads. Panels are Federal Pioneer rated at 225A.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 30 | FEB-08 |

Event: Replace branch circuit panels

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$75,000 | Unassigned |

Updated: FEB-08

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

MCC - located in mechanical penthouse. Siemens - 2 sections - 120/208V 3-phase 4-wire - 600A horizontal bus - 440A vertical bus.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 30 | FEB-08 |

Event: Replace motor control center

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$20,000 | Unassigned |

Updated: FEB-08

D5010.07.03 Variable Frequency Drives**

There are two VFDs manufactured by MGI technologies located in the mechanical penthouse. They both feed mechanical pumps. They are both 120/208V 3-phase. One is rated at 10 HP, the other is rated at 15 HP.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 30 | FEB-08 |

Event: Replace VFDs

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2021 | \$10,000 | Unassigned |

Updated: FEB-08

D5020.01 Electrical Branch Wiring*

Electrical branch wiring consists of wire in conduit, teck cable and of armored cable drops to local devices.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

D5020.02.01 Lighting Accessories (Lighting Controls)*

Low voltage switching is available in most areas. Relays are provided at several panels throughout the school. There is local line voltage switching for certain rooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent pot lights are installed in administration areas and in certain entrance vestibules. There are keyless incandescent fixtures installed in small mechanical spaces.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 30 | FEB-08 |

D5020.02.02.02 Interior Florescent Fixtures**

Fluorescent lighting is prominent in all areas of the school. Various fixture types are dispersed throughout. These include surface, chain suspended and recess mounted fixtures, as well as both direct and indirect lighting applications. All fluorescent fixtures are installed with T12 lamps.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1991 | 30 | FEB-08 |

Event: Upgrade fluorescent lighting

Concern:

Inefficient T12 fluorescent light fixtures are installed throughout the school.

Recommendation:

Replace T12 fluorescent fixtures with new T8 fixtures.
(Note that the replacement of corridor lighting is included in another section of this report.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------------|-------------|-------------|-----------------|
| Energy Efficiency Upgrade | 2009 | \$20,000 | Medium |

Updated: FEB-08

D5020.02.02.02 Interior Florescent Fixtures**

Fluorescent strip lights with T12 lamps are installed as valence lights in the corridors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1991 | 30 | FEB-08 |

Event: Upgrade corridor lighting

Concern:

Lighting levels are low in corridors.

Recommendation:

Install new T8 fluorescent fixtures recessed into ceiling grid.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|------------------------------|-------------|-------------|-----------------|
| Operating Efficiency Upgrade | 2008 | \$15,000 | High |

Updated: FEB-08

D5020.02.02.03 Interior Metal Halide Fixture*

Indirect metal halide light fixtures are installed in the gymnasium and in the main entrance lobby. There are also metal halide downlights installed at both of these locations.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

D5020.02.03.01 Emergency Lighting Built-in*

Emergency lighting is provided using normal light fixtures fed from the generator.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 6 - Excellent | 1991 | 35 | FEB-08 |

D5020.02.03.02 Emergency Lighting Battery Packs**

There is a battery pack installed in the emergency generator room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 20 | FEB-08 |

Event: Replace Emergency Lighting Battery Packs

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$100 | Unassigned |

Updated: FEB-08

D5020.02.03.03 Exit Signs*

Incandescent exit lights are located throughout the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

D5020.03.01.03 Exterior Metal Halide Fixtures*

Metal halide wallpacks are installed along the building perimeter.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

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

A hand-off-auto selector switch controls the exterior lighting, where auto functions through a photocell.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

D5030.01 Detection and Fire Alarm**

The main fire alarm panel is located in the mechanical penthouse. This panel is an Edwards ESA 2000 zoned panel. There is a remote annunciator display panel at the main entrance. Fire alarm initiating and signaling devices are located throughout all areas of the school. The system is monitored.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 25 | FEB-08 |

Event: Replace fire alarm system

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

Updated: FEB-08

D5030.02.02 Intrusion Detection**

There are security keypads located in the mechanical penthouse and at the main entry. There are motion sensors throughout. Security system cabinet c/w battery back-up is located in the mechanical penthouse.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 25 | FEB-08 |

Event: Replace intrusion detection system

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016 | \$5,000 | Unassigned |

Updated: FEB-08

D5030.02.03 Security Access**

Key swipe (FAB) access is located at the main entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2000 | 25 | FEB-08 |

Event: Replace security access system

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2025 | \$5,000 | Unassigned |

Updated: FEB-08

D5030.03 Clock and Program Systems*

There is an Amano local clock system installed in the school. The master clock is located in the main office.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 25 | FEB-08 |

D5030.04.01 Telephone Systems*

Main telephone distribution is located in the mechanical penthouse. There are local phone lines distributed to all areas of the school. The local phone system is Meridian. There are outgoing lines in the administration areas.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 25 | FEB-08 |

D5030.04.02 Paging Systems

Annunciation speakers are located throughout the facility. These speakers are tied into the telephone system and the class bell system through the Rauland Telecentre located in the library.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

D5030.04.04 Data Systems*

Cat5 cabling connects all areas of the school to the main server. The server has a battery back-up unit. Fiber Optic cabling is installed to service the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 25 | FEB-08 |

D5030.05 Public Address and Music Systems**

The gymnasium is equipped with a Rauland amplifier for the stage sound system. There area speakers and microphone outlets installed in the gym.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 20 | FEB-08 |

Event: Replace gym sound system

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2011 | \$5,000 | Unassigned |

Updated: FEB-08

D5030.06 Television Systems*

There are coax cable jacks located in each classroom.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

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

There is a Kohler Power Systems diesel generator which supplies emergency power to the school. The generator supplies 10 KW (standby power) at 120/208V 3-phase. There is an emergency transfer switch, a generator battery charger and a fuel pump system installed as well.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 6 - Excellent | 1991 | 35 | FEB-08 |

Event: Replace generator

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2026 | \$25,000 | Unassigned |

Updated: FEB-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.07 Athletic, Recreational, and Therapeutic Equipment***

The recreational equipment in the gym include backstops and rims, volleyball stands and nets.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

E2010.02 Fixed Casework**

Fixed casework is clear finish plywood with laminated counter tops throughout the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 35 | FEB-08 |

Event: Replace Fixed Casework

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2026 | \$45,000 | Unassigned |

Updated: FEB-08

F1010.02.04 Portable and Mobile Buildings*

Architectural:

The portables added in 1991 are incorporated into the main school with a vestibule, with steel fire doors separating the portables from the main school. Portable construction is wood floor joist , roof trusses and walls. The envelope system is face brick veneer to match the main school, with some damage exposing the insulation and sheathing. Windows are aluminum sealed units which are non-operable. The roof is two ply SBS system. The ceiling plenum is sealed with gypsum from the roof structure and acoustic tile with T-bar system is used throughout. Interior doors are solid wood core with clear finish and walls are covered with both painted gypsum and vinyl wall covering. Floor finish is carpet and resilient flooring in the classrooms. Shelving is clear plywood and blackboards are still in use. Overall the portable is in good condition.

Mechanical:

These rooms use the building heat pump system for heating, cooling and ventilation. Air is supplied through rectangle diffusers in the ceiling and returned through egg crate returns. The roof is drained by internal drains that are part of the school roof system.

Electrical:

Electrical wire in conduit and AC-90 used for device drops. Portable classroom lighting is provided by recessed T12 fluorescent fixtures, controlled through local line voltage switching. Portable classrooms are provided with a local telephone line, a Cat5e cable for data which connects to the local server and annunciation speakers connecting to facility paging system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

F2020.01 Asbestos*

No asbestos was found or reported during the time of the evaluation.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

F2020.04 Mould*

No mould was found or reported during the time of the evaluation.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

F2020.09 Other Hazardous Materials*

No hazardous material was found or reported during the time of the evaluation.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

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

Paved parking lot with sidewalk from the barrier free stalls to the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 6 - Excellent | 1991 | 0 | FEB-08 |

K4010.02 Barrier Free Entrances*

There is no automatic door operator at the main entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor | 1991 | 0 | FEB-08 |

Event: Provide Automatic Operator**Concern:**

There is no automatic door operator for the main entrance to facilitate barrier free access.

Recommendation:

Provide an automatic door operator complete with hardware and push button access.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2011 | \$15,000 | High |

Updated: FEB-08

K4010.03 Barrier Free Interior Circulation*

School is on main level, except for stage. The stage is accessible through a lift.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 6 - Excellent | 1991 | 0 | FEB-08 |

K4010.04 Barrier Free Washrooms*

Barrier free washrooms are provided with both the staff and students.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 6 - Excellent | 1991 | 0 | FEB-08 |

RECAPP Facility Evaluation Report



Dr. Gerald B. Probe School

S3672
Lethbridge

Facility Details

Building Name: Dr. Gerald B. Probe School
Address:
Location: Lethbridge

Building Id: S3672
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: J.A. Matthew Architect Ltd.
Evaluation Date: May 2 2007
Evaluator Name: Daniel Moser

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

General Summary:

The school is bound by streets on both the north and east sides. The school is located in the northeast corner of the site. There is grass and trees around the perimeter of the school. The site west of the school has playground equipment and an asphalt basketball court, with a grass field beyond. The area east of the building has an asphalt parking lot. There is a through site asphalt roadway around the school. To the north of the school is a grass area with concrete sidewalks leading from the roadway to the front entry. The school sign is mounted on the north school wall. Overall the school site is in good condition.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE**G2010.02.02 Flexible Pavement Roadway (Asphalt)****

Through site access asphalt roadway to the south and west of the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 25 | FEB-08 |

Event: Replace Asphalt Roadway

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016 | \$38,150 | Unassigned |

Updated: FEB-08

G2010.05 Roadway Curbs and Gutters*

Concrete curb at side of roadway.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

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

Asphalt parking lot to the east of the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 25 | FEB-08 |

Event: Replace Asphalt Parking Lots

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016 | \$39,508 | Unassigned |

Updated: FEB-08

G2020.05 Parking Lot Curbs and Gutters*

Concrete curb surrounding the parking lot.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

G2020.06.01 Traffic Barriers*

Painted metal traffic gate barrier.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 0 | 25 | FEB-08 |

G2020.06.02 Parking Bumpers*

Concrete parking bumpers provided in the parking lot.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

G2020.06.03 Parking Lot Signs*

Parking lot signs are provided for the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

G2020.06.04 Pavement Markings*

Pavement markings are provided for the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Rigid pedestrian Pavement is provided for the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 25 | FEB-08 |

Event: Replace Rigid Pedestrian Pavement

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016 | \$23,311 | Unassigned |

Updated: FEB-08

G2040.02.01 Chain Link Fences and Gates*

Galvanized chain link fence along part of the north east perimeter.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 30 | FEB-08 |

G2040.03 Athletic and Recreational Surfaces**

Basketball court is asphalt and playground structure is on sand.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 25 | FEB-08 |

Event: Replace Athletic and Recreational Surfaces

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2016 | \$26,000 | Unassigned |

Updated: FEB-08

G2040.06 Exterior Signs*

Exterior school sign is mounted on the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 6 - Excellent | 1991 | 0 | FEB-08 |

G2040.08 Flagpoles*

20' pre-finished aluminum flag pole.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

G2050.01 Irrigation Systems*

There is a 3" irrigation main feeding underground sprinklers. These cover most of the landscaped area of the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

G2050.04 Lawns and Grasses*

Grass throughout the school site.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 6 - Excellent | 1991 | 0 | FEB-08 |

G2050.05 Trees, Plants and Ground Covers*

Trees are provided around the perimeter of the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

G3010.02 Site Domestic Water Distribution*

Domestic water comes from the city water system to a 4" water riser in the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

G3020.01 Sanitary Sewage Collection*

A municipal sanitary sewer system serves the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

G3030.01 Storm Water Collection*

A municipal storm sewer system serves the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

G3060.01 Gas Distribution*

The school uses natural gas that is supplied through an under ground utility.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1991 | 0 | FEB-08 |

G4010.03 Electrical Power Distribution Equipment*

Exterior padmount utility transformer c/w underground conduit and wire to interior electrical room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

G4010.04 Car Plugs-ins*

Car plug-ins are available in the staff parking area.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |

G4020.01 Area Lighting*

Metal halide flood packs are installed on 20' poles to illuminate the parking area.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 1991 | 0 | FEB-08 |