

RECAPP Facility Evaluation Report

Northland School Div #61



Red Earth Creek

B4703A

Red Earth

Facility Details	
Building Name:	Red Earth Creek
Address:	
Location:	Red Earth
Building Id:	B4703A
Gross Area (sq. m):	1,084.01
Replacement Cost:	\$3,342,076
Construction Year:	1998

Evaluation Details	
Evaluation Company:	Wade Engineering Ltd.
Evaluation Date:	October 15 2008
Evaluator Name:	Ron Shannon and Mike Pangman

Total Maintenance Events Next 5 years: \$30,000
5 year Facility Condition Index (FCI): 0.90%

General Summary:

Located in the Hamlet of Red Earth (population 950). School accommodates K-12 with a current enrollment of 51. The court yard core was constructed in 1998 with relocatable structures transferred from Jean Cote school in 1991. These structures are considered to be apart of the overall school assessment. Two portable were added in 2004 and 2007. School fronts on a gravel municipal road way and is surrounded by large grassed fields.

Structural Summary:

The school is primarily wood frame construction with both slab on grade and concrete grade beam on spread footings over unheated crawl space. Both walls and roof structure are wood frame and glu lam beam support in gym area. There has been some structural shift in the east gym wall likely from settling of the adjoining structure which will require some repair.

Overall condition is acceptable.

Envelope Summary:

New SBS roof installed 2008. Vinyl siding encompasses entire school with exception of 2004 portable which has steel siding. PVC windows throughout facility and steel framed doors are located at 3 permanent locations.

Overall condition is acceptable.

Interior Summary:

Ceiling finishes are primarily suspended acoustic tile with some painted GWB in various locations. Wall treatment consists of acoustic panels in gym and ceramic tile in washrooms with remaining surfaces painted GWB. Resilient sheet flooring is throughout school.

Overall condition is acceptable.

Mechanical Summary:

A central heating, ventilating and air conditioning system was installed in 2001 to supplant the dedicated furnaces in the portables. The central system consists of seven (7) roof top units. The gym space is conditioned with the central system in addition to the gas fired unit heater hanging from the ceiling. Although most equipment appears in good condition, there are some maintenance and operational issues in some classrooms.

Overall condition is acceptable.

Electrical Summary:

Incoming underground electrical service is 400 amp, 120/208 volts, 3 phase, 4 wire from exterior pad mounted transformer located northwest of the building. Interior florescent lighting fixtures new in 2006. Car plug-ins required on site.

Overall electrical condition is Good.

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***

Concrete grade beam on spread footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	100	MAR-09

A1030 Slab on Grade*

Gym slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	100	MAR-09

A2020 Basement Walls (& Crawl Space)*

Unheated crawl space beneath classroom areas with semi ridged insulation on wood frame walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	100	MAR-09

B1010.01 Floor Structural Frame (Building Frame)*

Wood frame construction with wood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	100	MAR-09

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

Wood frame construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	100	MAR-09

B1010.10 Floor Construction Firestopping*

Combustible construction

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	50	MAR-09

B1020.01 Roof Structural Frame*

Wood frame with glu lam beam in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	100	MAR-09

B1020.06 Roof Construction Fireproofing*

Type X GWB.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	50	MAR-09

S2 ENVELOPE**B2010.01.06.05 Vinyl Siding****

Vinyl siding on all exterior surfaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	40	MAR-09

Event: Replace Vinyl Siding - 320 m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$23,300	Unassigned

Updated: MAR-09

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

2x6 wood frame exterior structural walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	100	MAR-09

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

Where noted, building paper, poly air barrier and 6 inch bat insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	100	MAR-09

B2010.06 Exterior Louvers, Grilles, and Screens*

Mechanical ventilation intake.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	50	MAR-09

B2010.09 Exterior Soffits*

Prefinished vented aluminum soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	50	MAR-09

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

PVC windows with some operable openings with screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-09

Event: Replace Vinyl Windows - 34 m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$29,800	Unassigned

Updated: MAR-09**B2030.01.02 Steel-Framed Storefronts: Doors****

Double door at front entry with glass.

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

Event: Replace Steel-Framed Storefronts: Doors - 2 panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$6,800	Unassigned

Updated: MAR-09**B2030.02 Exterior Utility Doors****

On west elevation, one single and one double door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-09

Event: Replace Exterior Utility Doors - 3 panels**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$5,000	Unassigned

Updated: MAR-09**B3010.01 Deck Vapor Retarder and Insulation***

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

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) 1998 Gym**

SBS roofing over gym.

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

Event: Replace SBS Roofing - 75 m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$20,000	Unassigned

Updated: MAR-09

B3010.04.04 Modified Bituminous Membrane Roofing**

SBS roofing over remainder of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2008	25	MAR-09

Event: Replace SBS Roofing - 900 m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$242,000	Unassigned

Updated: MAR-09

B3010.08.02 Metal Gutters and Downspouts**

Pre-finished metal down spouts and gutters from all roof areas

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

Event: Replace Gutters and Downspouts - 52 m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$2,500	Unassigned

Updated: MAR-09

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

Standard mechanical ventilation and exhaust outlets.

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

S3 INTERIOR**C1010.01.07 Framed Partitions (Stud)**

Wood frame partitions with GWB around core of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	100	MAR-09

C1010.05 Interior Windows*

Steel windows with wire mesh and safety glass in administration area.

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

C1020.01 Interior Swinging Doors (& Hardware)*

Wood door in steel frames throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	40	MAR-09

C1020.02 Interior Entrance Doors*

Steel frame store front creating vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

C1020.03 Interior Fire Doors*

Fire doors located in two locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	50	MAR-09

C1030.01 Visual Display Boards**

Tack boards and white boards throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	20	MAR-09

Event: Replace Visual Display Boards - 32 boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$30,000	Unassigned

Updated: MAR-09

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

Prefinished steel water closet compartments including barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-09

Event: Replace Fabricated Compartments (Toilets) - 3**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$5,500	Unassigned

Updated: MAR-09

C1030.08 Interior Identifying Devices*

Room identification and directional signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	20	MAR-09

C1030.10 Lockers**

Standard steel full height lockers.

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

Event: Replace Lockers - 55 lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$75,100	Unassigned

Updated: MAR-09

C1030.12 Storage Shelving*

Assorted steel wood shelving in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-09

C1030.14 Toilet, Bath, and Laundry Accessories*

Standard steel and plastic soap dispenser, toilet paper holder, and paper towel holder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	20	MAR-09

C3010.06 Tile Wall Finishes**

100mm ceramic tile in washroom and janitorial room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-09

Event: Replace Wall Tile - 4 m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$2,000	Unassigned

Updated: MAR-09

C3010.09 Acoustical Wall Treatment**

Acoustic panels in gym/court yard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	20	MAR-09

Event: Replace Acoustical Wall Treatment - 211 m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$57,600	Unassigned

Updated: MAR-09

C3010.11 Interior Wall Painting*

Painted GWB throughout.

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

C3020.07 Resilient Flooring**

Sheet vinyl flooring throughout school.

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

Event: Replace Resilient Flooring - 975 m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$115,300	Unassigned

Updated: MAR-09

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

Located in storage, kitchen, washrooms, and gym areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-09

Event: Replace Acoustic Ceiling Treatment (Susp.T-Bar)**
- 262 m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$51,400	Unassigned

Updated: MAR-09

C3030.07 Interior Ceiling Painting*

Painted GWB at various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	20	MAR-09

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

Four (4) enameled steel washroom sinks.
 Three (3) stainless steel kitchen sinks.
 One (1) commercial kitchen stainless steel sink assembly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-09

Event: Replace Sinks**Recommendation:**

Replace all enameled steel (4), stainless kitchen (3) and commercial kitchen sinks (1).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$13,400	Unassigned

Updated: MAR-09

D2010.08 Drinking Fountains / Coolers**

One (1) small vitreous china drinking fountain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	35	MAR-09

Event: Replace Drinking Fountains / Coolers**Recommendation:**

Replace one (1) vitreous china drinking fountain (non-refrigerator).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$2,200	Unassigned

Updated: MAR-09

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

Four (4) tank-type water closets
 One (1) wall-mounted urinal
 Three (3) enameled steel lavs with mixing valves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	35	MAR-09

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

Recommendation:

Replace four (4) water closets, one (1) urinal, and three (3) lavs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$14,900	Unassigned

Updated: MAR-09

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	40	MAR-09

D2020.01.02 Valves: Domestic Water**

Brass ball valve for system isolation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	40	MAR-09

Event: Replace Valves: Domestic Water

Recommendation:

Replace building isolation valve

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$1,600	Unassigned

Updated: MAR-09

D2020.02.06 Domestic Water Heaters**

Two (2) John Wood natural gas domestic hot water heater

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	20	MAR-09
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	150	litre	

Event: Replace Domestic Water Heaters

Recommendation:

Replace two (2) domestic hot water heaters (150L)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$4,800	Unassigned

Updated: MAR-09

D2030.01 Waste and Vent Piping*

PVC sanitary and vent piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	50	MAR-09

D2040.01 Rain Water Drainage Piping Systems*

Aluminum down spouts and eaves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	50	MAR-09

D3010.02 Gas Supply Systems*

Cast iron pipe with screw fittings and Teflon seals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	60	MAR-09

Event: Identify Gas Supply Systems

Concern:

Gas supply lines are not clearly identified.

Recommendation:

Paint the gas supply piping to furnaces, domestic water heaters and roof top units yellow

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2009	\$3,000	Medium

Updated: MAR-09

D3020.03.01 Furnaces - 1999**

Eight (8) furnaces dedicated to heating original portable classrooms (1999).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	MAR-09
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	26	kW	

Event: **Replace Furnaces**

Recommendation:

Replace eight (8) 25kW natural gas furnaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$33,900	Unassigned

Updated: MAR-09

D3020.03.01 Furnaces - 2004**

One (1) 26kW furnace in portable classroom added in 2004

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2004	25	MAR-09
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	26	kW	

Event: **Replace Furnaces**

Recommendation:

Replace one (1) 25kW natural gas furnace on 2004 portable classroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$4,300	Unassigned

Updated: MAR-09

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

Galvanized metal common furnace stack assembly

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	MAR-09

D3020.04.03 Fuel-Fired Unit Heaters**

Natural gas fired unit heater tempering gymnasium air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-09

Event: Replace Fuel-Fired Unit Heaters

Recommendation:

Replace gas fired unit heater in gymnasium

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$2,546	Unassigned

Updated: MAR-09

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

Horizontal galvanized stack assembly through gymnasium wall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-09

D3040.01.04 Ducts: Air Distribution*

Low velocity duct work to spaces served by central heating and cooling system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	50	MAR-09

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Egg crate grilles throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	MAR-09

D3040.04.01 Fans: Exhaust**

Kitchen and washroom exhaust fans through roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-09

Event: Replace Fans: Exhaust**Recommendation:**

Replace seven (7) ceiling mounted exhaust fans for kitchen, washrooms and classrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$9,200	Unassigned

Updated: MAR-09

D3040.04.03 Ducts: Exhaust*

Galvanized metal ducts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	50	MAR-09

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate exhaust grilles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	MAR-09

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)**

Seven (7) roof top packaged heating and air conditioning units serving the central HVAC system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	MAR-09

Event: Replace Packaged Rooftop Air Conditioning Units (& Heating Units)**Recommendation:**

Replace seven (7) packaged roof top units (5ton cooling/112MBH heating).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$306,900	Unassigned

Updated: MAR-09

D3060.02.01 Electric and Electronic Controls**

Electric thermostats for central heating and cooling system and dedicated furnaces in portable classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	MAR-09

Event: Replace Thermostats

Recommendation:

Replace electric thermostats throughout the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$1,200	Unassigned

Updated: MAR-09

D4030.01 Fire Extinguisher, Cabinets and Accessories*

ABC fire extinguisher cabinets throughout the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-09

D4090.03 Clean Agent Extinguishing Systems**

Range Gaurd Karbaloy fire suppression system on kitchen range hood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	40	MAR-09

Event: Replace Clean Agent Extinguishing Systems

Recommendation:

Replace kitchen fire suppression system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$17,000	Unassigned

Updated: MAR-09

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

Main switchboard consists of Main disconnect switch, 3 phase Splitter, Branch panelboard disconnect switches, Metering cabinet. Incoming service is 400 amp, 3120/208 volts, 3 phase, 4 wire. Switchboard located in Electrical room 101.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	40	MAR-09

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$38,000	Unassigned

Updated: MAR-09

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1999**

7 panels installed in 1999 addition manufactured by Square D and Federal Pioneer. Panels capacity is good.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-09

Event: Replace Panelboards (7)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$44,800	Unassigned

Updated: MAR-09

D5020.01 Electrical Branch Wiring*

Electrical Branch wiring combination of Teck conduit, EMT conduit and Bx cable. Some wiring added in 2007. Building operator noted no problem with branch wiring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	50	MAR-09

D5020.02.01 Lighting Accessories (Lighting Controls)*

Standard line voltage switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-09

D5020.02.02.01 Interior Incandescent Fixtures*

Most of the incandescent type lamp fixture have been replaced with compact florescent lamp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09

D5020.02.02.02 Interior Florescent Fixtures**

Interior florescent fixtures consists of 2'X4', 1'X4' and strip light with T8 technology type lamp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09

Event: Replace Florescent Fixtures (150)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$65,000	Unassigned

Updated: MAR-09

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency battery packs with two light heads provided throughout the school manufactured by Lumacell. Some emergency lighting battery packs with exit signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-09

Event: Replace Emergency Lighting Battery Packs (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$7,700	Unassigned

Updated: MAR-09

D5020.02.03.03 Exit Signs*

LED type exit signage provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-09

D5020.03.01.03 Exterior Metal Halide Fixtures*

Pole mounted dual head metal halide type fixture provided around the school property.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-09

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted high pressure sodium fixture provided around the perimeter of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-09

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

Exterior lights controlled via lighting contactor and Photo electric cell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	MAR-09

D5030.01 Detection and Fire Alarm**

EST Fire Shield fire alarm system with 4 zone tested yearly, control panel located in main entrance vestibule. Approximately 40 fire alarm devices such as heat/smoke detector, horn/strobe lights and manual pull station provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	MAR-09

Event: Replace Detection and Fire Alarm

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

Updated: MAR-09

D5030.02.02 Intrusion Detection**

ADT and DSC security system control keypads located in main entrance vestibule and in 2004 addition building. Approximately 7 motion detectors provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	25	MAR-09

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$16,500	Unassigned

Updated: MAR-09

D5030.04.01 Telephone Systems*

Meridian Northern Telecom system, Telephone back-bone located in the electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-09

D5030.04.05 Local Area Network Systems*

Alberta Supernet, Cat5e cable provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	15	MAR-09

D5030.05 Public Address and Music Systems**

Interm PA-935 Amplifier. PA system integrated into Telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	MAR-09

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$7,000	Unassigned

Updated: MAR-09

D5090.01 Uninterruptible Power Supply Systems**

Multiple APC UPS systems on computer server.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	MAR-09

Event: Replace UPS (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$6,500	Unassigned

Updated: MAR-09

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.03 Food Service Equipment***

Stainless steel sinks, standup cooler/freezer, gas range and fume hood, deep fryer, warming tray carts and other assorted equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	MAR-09

E1090.04 Residential Equipment*

Microwave and fridge.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Fixed basketball nets in gym.

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

E2010.02 Fixed Casework**

Standard wood shelving and cabinetry in various locations throughout school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	35	MAR-09

Event: Replace Fixed Casework - 717 m2/GFA**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$88,700	Unassigned

Updated: MAR-09

E2010.03.01 Blinds**

Aluminum horizontal slat blinds throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	30	MAR-09

Event: Replace Blinds - 151 m2**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$22,000	Unassigned

Updated: MAR-09

E2020.02.04 Furnishings and Accessories*

Standard desks, chairs and other furnishings for school use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

F1010.02.04 Portable and Mobile Buildings*

Two portables 2004 and 2007 equipped as follows: wood frame on screw pile structure with exterior steel siding (2004), vinyl siding (2007) both with SBS roofing. Vinyl windows (2004) and aluminum windows (2007). Acoustic t-bar ceiling, painted GWB walls and resilient sheet flooring. Typical display boards, furnishing, desks and case work. Electrical service 100 amp with forced air roof top air units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	MAR-09

F2020.01 Asbestos*

No asbestos in building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	0	MAR-09

F2020.04 Mould*

None reported or noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

F2020.09 Other Hazardous Materials*

Various cleaning solvents in janitorial room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

S8 FUNCTIONAL ASSESSMENT**K3010 Building Services**

No insulation on domestic hot water piping and no air conditioning in server closet or kitchen.

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

Event: Add Unit Air Conditioners**Concern:**

Server closet is overheating and should have small DX air conditioning unit.

Recommendation:

Install small DX air conditioner serving kitchen and server closet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2009	\$9,000	Low

Updated: MAR-09

Event: Add Water Supply Insulation**Concern:**

The current distribution piping for domestic hot water has no insulation resulting in significant heat loss.

Recommendation:

Insulation should be added to domestic hot water piping within the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2009	\$3,000	Medium

Updated: MAR-09

K4010.01 Barrier Free Route: Parking to Entrance*

No identifiable curb cuts, however gravel parking surface is sloped to accommodate access

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

K4010.02 Barrier Free Entrances*

Power assist paddles at front entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

K4010.03 Barrier Free Interior Circulation*

No restrictions apparent.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	0	MAR-09

K4010.04 Barrier Free Washrooms*

Student W/C are both barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09

K4020 Building Code

No issues noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-09