

RECAPP Facility Evaluation Report

Lloydminster Pub Sch #1753



Barr Colony School

B3721A

Lloydminster (Alta)

Facility Details

Building Name: Barr Colony School
Address: 3103 - 52 Avenue
Location: Lloydminster (Alta)

Building Id: B3721A
Gross Area (sq. m): 0.00
Replacement Cost: \$5,359,331
Construction Year: 0

Evaluation Details

Evaluation Company: Burgess Bredo Architect Ltd.
Evaluation Date: June 8 2006
Evaluator Name: Burgess Bredo

Total Maintenance Events Next 5 years: **\$888,500**
5 year Facility Condition Index (FCI): **16.58%**

General Summary:

In 1962 the original school of 668.8 sq. m. was constructed but relocated to this site in 1976.
 In 1977 a 1,493.90 sq. m. addition was constructed.
 In 1984 a 405.22 sq. m. addition was constructed.
 In 1974 2 portables were installed, 230 sq. m.
 In 2002 a major upgrade included: corridor ceilings and floors, lockers replaced, stucco fascia with metal cladding. Minor modernization to administration, library and best levers.
 In 2003 a portable with vestibule was added +/- 120 sq.m.
 The current total gross area of the building is 2,687.92 sq.m.
 The student capacity (grades K-6) is 425.
 Wood framed storage shed on skids on east side of school. Asphalt shingles, metal cladding and wood doors. No services to this shed.

Structural Summary:

Wood and concrete block load bearing walls on concrete foundation system. Concrete slab on grade. Suspended floor assemblies are wood framed and concrete slab. Roof systems include wood and steel framed assemblies.

Structural systems are in good condition.

Envelope Summary:

Exterior walls are typically cavity walls with brick facing and concrete masonry. Windows are aluminum framed with double field glazing. Hollow metal doors and frame. 1977 doors and windows require replacement.

The building envelope is in acceptable condition.

Interior Summary:

Partitions are a combination of concrete block and metal studs/gypsum board. Ceiling finishes include gypsum board and acoustic tile in T-bar. Floor finishes include sheet vinyl, shard wood flooring, vinyl tile and carpet. Carpet requires replacement while gym wood flooring requires repair.

Solid core wood and hollow metal door set in pressed steel frames.

Millwork is typically clear finish wood.

Code issues are limited to Barrier Free Access.

Interior systems are in good condition.

Mechanical Summary:

Original school built in 1963 with additions in 1977, 1984, 2002. In 2002 BMCS was added and some heating upgrades occurred.

Heating system consists of two heating boilers located in separate mechanical rooms. In 2002 heating boilers were interconnected to provide standby. Heating system in 1984 addition mechanical room consists of hot water heating boiler; circulation pumps, distribution piping to terminal heating units. Heating plant in 1977 addition mechanical room consists of hot water heating boiler, circulation pumps, distribution piping to terminal heating units. New piping, heating coils, circulation pumps added in 2002. Ventilation provided by two (2) built up indoor air systems; four reused furnace enclosure with heating coils; one gas fired rooftop unit; one (1) packaged gas fired unit. Exhaust fans expel foul odors

from school. Plumbing fixtures are flush tank water closets, wall and stall urinals, plastic and porcelain on steel lavatories, stainless steel sinks. Fire protection consists of wet standpipe in 1984 addition and ABC fire extinguishers. Mechanical systems are in fair to good condition.

Item found during review:

- Install deficient backflow prevention.
- Install humidification.

Electrical Summary:

Electrical installation generally appears in acceptable condition. 600A-120/208V/3PH/4W main power service, upgraded T8 fluorescent light fixtures, new Notifier fire alarm system, upgraded emergency lighting system, and upgraded telephone system. Some older power distribution system components require replacement and include panelboards and motor starters.

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*

Perimeter and interior grade beams bearing on concrete spread footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	100	JAN-07

A1010 Standard Foundations*

Perimeter and interior grade beams bearing on concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	100	JAN-07

A1010 Standard Foundations*

Perimeter and interior grade beams bearing on concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	100	JAN-07

A1030 Slab on Grade*

Concrete slab on grade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-07

B1010.01 Floor Structural Frame*(Building Frame)

1963: Wood frame suspended over crawl space.

1977: Concrete slab over stage at gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	100	JAN-07

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

1963: Concrete pedestals supporting floor over crawl space.

1977: Cast in place concrete walls supporting suspended floor assembly at mechanical mezzanine and gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	100	JAN-07

B1020.01 Roof Structural Frame*

1963, 1994: Wood framed roof assembly bearing on concrete block walls.
 1997: Steel structure bearing on concrete block and steel beams/columns
 2002: Wood framed roof assembly bearing on wood framed walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-07

B1020.01 Roof Structural Frame*

1998: Wood framed roof assembly bearing on wood framed wall on concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JAN-07

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Face brick as outer wythe of cavity walls throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JAN-07

B2010.01.06.03 Metal Siding**

1963, 1977, 1984: metal siding added over original stucco bands at top of exterior walls.
1998, 2002: Metal siding on exterior walls of 1998 and 2002 additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	40	JAN-07

B2010.01.09 Expansion Control: Exterior Wall Skin*

Periodic control joints in face brick and stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JAN-07

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

Control joints and transitions between dissimilar materials are caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	20	JAN-07

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

Exterior painting limited to doors and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	15	JAN-07

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

1976, 1984: Concrete block as inner wythe of cavity walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-07

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

1963, 2002: Wood frame exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-07

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

1977, 1984: Drawings indicate insulation and vapour barrier within cavity walls.
1963, 1998, 2002: Drawings indicate insulation within frame walls and poly vapour barrier.

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

B2010.06 Exterior Louvers, Grilles, and Screens*

Painted and clear anodized aluminum louvers.

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

B2010.09 Exterior Soffits*

Stucco on metal furring with vents.

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

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

1963: Aluminum framed windows with operable vent along the bottom. Field double glazing. Opaque spandrel panels below vision panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	JAN-07

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

1977, 1984: Aluminum framed windows with operable vent along the bottom. Field double glazing Opaque spandrel panels above and below vision panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	40	JAN-07

Event: Replace aluminum windows

Concern:

Windows reported to be drafty; nearing end of effective life.

Recommendation:

Replace windows with aluminum frame double glazed sealed units (32 windows with vent - 96 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$70,000	Medium

Updated: JAN-07



B2030.01.01 Aluminum-Framed Storefronts**

Glazed aluminum entrances set in aluminum frames at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

Event: Replace aluminum storefronts

Recommendation:
(12 m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,000	Low

Updated: JAN-07

B2030.05 Other Exterior Doors**

Insulated hollow metal doors with and without glazing set in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	JAN-07

Event: Replace exterior utility doors

Concern:

Exterior doors are damaged and difficult to seal. Reports of frost on the doors.

Recommendation:

Replace exterior utility doors with new insulated hollow metal.
(5 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$7,500	Medium

Updated: JAN-07

B3010.01 Deck Vapor Retarder and Insulation*

Drawings indicate vapour retarder and insulation at typical roof assembly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JAN-07

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

2003 roof inspection report notes few current problems, but at 29 years old it is recommending replacement in 2008.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	25	JAN-07

Event: Replace roof membrane**Concern:**

2003 roofing report by Wade Engineering lists costly defects with roof and recommends replacement.

Recommendation:

Replace BUR membrane (1,494 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$145,000	High

Updated: JAN-07

B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO)**

1963, 1998, 2002: Orininal BUR replaced with Carlisle roof membrane in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	25	JAN-07

B3010.09 Roof Specialties and Accessories

Metal ship's ladder from janitor room to roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JAN-07

Event: Upgrade roof access**Concern:**

Roof access not provided to upper roof level from lower level.

Recommendation:

Add permanent steel ladders for access to all roof levels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$1,000	Medium

Updated: JAN-07

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

Concrete block and metal/wood stud partition throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JAN-07

C1010.03 Interior Operable Folding Panel Partitions**

Folding panel type doors at each side of gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

Event: Replace folding panel partition

Recommendation:
(40 sq.m.)

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

Updated: JAN-07

C1010.05 Interior Windows*

Wired glass and tempered glass set in pressed steel frame in windows and sidelites throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JAN-07

C1010.07 Interior Partition Firestopping*

Structure, mechanical ductwork and electrical conduit penetrate fire rated partitions.

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

Event: Upgrade fire stopping

Concern:

Openings in fire separations have not been properly firestopped.
May be due to subsequent renovations.

Recommendation:

Add firestopping to all fire rated partitions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$5,000	Medium

Updated: JAN-07

C1020.02 Interior Entrance Doors

Glazed hollow metal doors set in pressed steel frames at vestibules.

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

C1020.03 Interior Fire Doors*

Hollow metal and solid core wood set in rated pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JAN-07

C1030.01 Visual Display Boards**

Whiteboards and tackboards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	20	JAN-07

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

Floor supported metal toilet partitions.
Replaced in most washrooms in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	30	JAN-07

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

Floor supported metal toilet partitions in girls washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

Event: Replace toilet compartments

Recommendation:
(3 cubicles)

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

Updated: JAN-07

C1030.08 Interior Identifying Devices*

Plastic lamicaid signage mounted on doors.

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

C1030.12 Storage Shelving*

Painted and clear finish plywood shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JAN-07

C1030.14 Toilet, Bath, and Laundry Accessories*

Commercial grade mirrors, soap dispensers, and paper towel receptacles throughout.

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

C2010 Stair Construction*

Cast concrete stairs to gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-07

C2020.05 Resilient Stair Finishes**

Vinyl tile floor finishes on stairs to gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JAN-07

Event: Replace resilient stair finishes**Recommendation:**

(2 - 4 riser stairs)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,000	Low

Updated: JAN-07

C3010.04 Gypsum Board Wall Finishes*

Gypsum board at metal stud frames partitions throughout.

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

C3010.09 Acoustical Wall Treatment**

Acoustic panels not provided in gym and music rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	JAN-07

Event: Add acoustic panels to gym**Concern:**

Acoustic panels not provided in music room and gym; noisy teaching spaces.

Recommendation:

Add acoustic panels to upper parts of gym and music room walls. (340 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$28,500	Medium

Updated: JAN-07

C3010.11 Interior Wall Painting**

All gypsum board and concrete block wall surfaces are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	10	JAN-07

C3010.14 Other Wall Finishes**

Melamine panels with intumescent paint in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	JAN-07

Event: Replace panels in corridors**Recommendation:**

(160 sq.m.)

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

Updated: JAN-07

C3020.01 Concrete Floor Finishes**

Painted concrete floor finishes in selected service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	10	JAN-07

C3020.02 Tile Floor Finishes**

Ceramic tile in shower rooms, washrooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	50	JAN-07

C3020.04 Wood Flooring**

Sprung hardwood floor in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	JAN-07

Event: Repair and refinish wood flooring**Concern:**

Woodboards beginning to cup; finishes have been yellowed.

Recommendation:

Sand down to bare wood, make repairs and re-finish. (382 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$22,500	Medium

Updated: JAN-07

C3020.07 Resilient Flooring**

9 x 9 vinyl asbestos tile in mechanical and electrical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	JAN-07

Event: Replace resilient flooring**Recommendation:**

(24 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,000	Low

Updated: JAN-07

C3020.07 Resilient Flooring**

Vinyl tile flooring in most classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	20	JAN-07

C3020.08 Carpet Flooring**

Carpet in library and administration offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	15	JAN-07

C3020.08 Carpet Flooring**

Carpet flooring in music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	15	JAN-07

Event: Replace carpet in music room**Concern:**

Carpet is worn and stained in a number of locations.

Recommendation:

Replace carpet in music room (150 sq.m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$11,000	Medium

Updated: JAN-07

C3020.11 Floor Painting

1977, 1984: Painted floors in mechanical and electrical rooms. Painted games lines in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	5	JAN-07

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

Suspended T-bar grid system with acoustic tiles in corridors, classrooms and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	25	JAN-07

C3030.07 Interior Ceiling Painting**

Gypsum board ceilings are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	JAN-07

C3030.09 Other Ceiling Finishes*

Spraytex ceiling finishes in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	JAN-07

C3030.09 Other Ceiling Finishes*

Painted metal deck in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	50	JAN-07

Event: Repaint gym ceiling

Concern:

Paint surfaces are dirty and yellowing.

Recommendation:

Paint metal deck and open web steel joints at gym ceiling.
(382 sq.m. x 1.5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$6,000	Medium

Updated: JAN-07

S4 MECHANICAL**D2010.01 Water Closets** 1963**

Floor, flush tank, open front seat (6).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	JAN-07

Event: Replace water closets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$7,200	Low

Updated: JAN-07

D2010.01 Water Closets 1977**

Floor, flush tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-07

D2010.02 Urinals 1977**

Stall urinals, flush tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-07

D2010.02 Urinals1963**

In 1963 washroom wall urinals installed with sensor operated flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	35	JAN-07

D2010.03 Lavatories1963**

Plastic bowl, spring loaded tempered water faucet. Wall hung in staff washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	JAN-07

Event: Replace lavatories

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

Updated: JAN-07

D2010.03 Lavatories1977**

Porcelain on steel and plastic.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-07

D2010.04 Sinks 1977**

Stainless steel. Various sizes swing spout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

D2010.04 Sinks1963**

Stainless steel, swing spout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	JAN-07

Event: Replace sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,000	Low

Updated: JAN-07

D2010.04 Sinks1984**

Stainless steel, gooseneck spout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-07

D2010.05 Showers**

Institutional heads, time delay, central mix valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

D2010.08 Drinking Fountains / Coolers 1977**

Wall, non refrigerated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-07

D2010.08 Drinking Fountains / Coolers1963**

Wall, non refrigerated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	JAN-07

Event: Replace Drinking Fountains / Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,600	Low

Updated: JAN-07

D2010.09 Other Plumbing Fixtures 1984**

Dishwasher in staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-07

D2010.09 Other Plumbing Fixtures1977**

Janitor sinks floor mounted. Brass complete with vacuum breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

D2020.01.01 Pipes and Tubes: Domestic Water* 1977

Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

D2020.01.01 Pipes and Tubes: Domestic Water* 1984

Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	JAN-07

D2020.01.01 Pipes and Tubes: Domestic Water*1963

Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	JAN-07

D2020.01.02 Valves: Domestic Water 1977**

Gate valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

D2020.01.02 Valves: Domestic Water 1984**

Ball valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	JAN-07

D2020.01.02 Valves: Domestic Water1963**

Gate valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	JAN-07

Event: Replace Domestic Water Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,000	Low

Updated: JAN-07**D2020.01.03 Piping Specialties (Backflow Preventors)** 1984**

No backflow preventor on heating system make up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	20	JAN-07

Event: Install deficient backflow preventor.**Concern:**

No backflow preventor on heating system make up.

Recommendation:

Install backflow preventor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$3,000	Unassigned

Updated: JAN-07

D2020.01.03 Piping Specialties (Backflow Preventors) 1977**

No backflow preventor on heating system make up.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	20	JAN-07

Event: Install deficient backflow prevention.

Concern:

No backflow preventor on heating system make up.

Recommendation:

Install backflow preventor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$3,000	Unassigned

Updated: JAN-07

D2020.02.02 Plumbing Pumps: Domestic Water**

Inline recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	20	JAN-07

Event: Replace Domestic Water Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,200	Low

Updated: JAN-07

D2020.02.06 Domestic Water Heaters**

A.O. Smith cyclone heater with plastic flue.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	JAN-07

D2020.03 Water Supply Insulation: Domestic*

Domestic hot, cold recirculation piping insulated. (All phases.)

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

D2030.01 Waste and Vent Piping* 1977

Cast iron, copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	50	JAN-07

D2030.01 Waste and Vent Piping* 1984

Cast iron, copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	JAN-07

D2030.01 Waste and Vent Piping*1963

Cast iron, copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	JAN-07

D2040.01 Rain Water Drainage Piping Systems*

Piped to underground storm drainage. (All phases.)

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

D2040.02.04 Roof Drains** 1977

Full flow, raised block installed in lieu of dome to prevent vandalism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

D2040.02.04 Roof Drains** 1984

Full flow. Raised blocked installed in lieu of dome to prevent vandalism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	JAN-07

D2040.02.04 Roof Drains1963**

Full flow. Raised block installed in lieu of dome to prevent vandalism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	JAN-07

Event: Replace Roof Drains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,000	Low

Updated: JAN-07

D3010.02 Gas Supply Systems* 1977

Distribution piping to heating boilers, domestic hot water heater, rooftop gas fired air systems, portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	60	JAN-07

D3010.02 Gas Supply Systems* 1984

Distribution piping to heating boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	60	JAN-07

D3020.01.01 Heating Boilers & Accessories: Steam**

Low pressure steam boiler for humidification.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	35	JAN-07

Event: Install humidification**Concern:**

No humidification. Existing steam boiler not in operation.

Recommendation:

Install humidification for each air system (total of 4) and water softener.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$140,000	Unassigned

Updated: JAN-07

D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers**

Class B chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-07

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

Three (3) section hydrotherm boiler. Natural draft, standing pilot, complete with low water cut off, flow switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-07

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

Superhot boiler, natural draft, spark ignition, 576,000 BTU/hr input. Interconnected to 1977 addition boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	JAN-07

D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler 1977**

Class B chimney. Insulated combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler 1984**

Class B chimney. Insulated combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-07

D3020.02.03 Water Treatment: H. W. Boiler* 1984 1977

Chemical pot feeder and side stream filter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-07

D3020.05 Auxiliary Equipment: Heat Generation* 1984

Diaphragm expansion tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-07

D3020.05 Auxiliary Equipment: Heat Generation*1977

Diaphragm expansion tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

D3040.01.01 Air Handling Units: Air Distribution 1963**

In 1984 furnace heat exchanger removed in four (4) furnaces. Cabinet and fan reused. Pumped heating coil installed in lieu of furnace heat exchanger. Return fan installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	JAN-07

Event: Replace Air Distribution Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$120,000	Low

Updated: JAN-07

D3040.01.01 Air Handling Units: Air Distribution 1977**

Built up air system completed with motorized fresh, return, exhaust air dampers, supply fan, return fan, filters, pumped heating coil, low velocity ductwork distribution.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

D3040.01.01 Air Handling Units: Air Distribution 1977**

Gas fired rooftop unit complete with motorized fresh, return air dampers, supply fan, filters, heat exchanger, supply and return ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

Event: replace Air Handling Units 1977

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

Updated: JAN-07

D3040.01.01 Air Handling Units: Air Distribution 2002**

Classroom addition ventilated with packaged gas fired rooftop unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	JAN-07

D3040.01.01 Air Handling Units: Air Distribution1984**

Provides ventilation for 1984 addition. Built up indoor air system complete with motorized fresh, return, exhaust air dampers, supply fan, pumped hot water coil, filters, low velocity supply air ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

50 mm throw away media. (All phases.)

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

D3040.01.04 Ducts: Air Distribution*

Low velocity ductwork distribution in crawl space to floor outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	JAN-07

D3040.01.04 Ducts: Air Distribution*

Low velocity, ductwork to all outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	50	JAN-07

D3040.01.04 Ducts: Air Distribution*

Low velocity, aboveground, galvanized to air outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	JAN-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Vary as to type. Linear floor, egg crate return.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	JAN-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Vary as to type and year installed. Square diffuser, double deflection. Egg crate, linear return.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Sidewall double deflection. Egg crate return.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-07

D3040.03.01 Hot Water Distribution Systems**

Two inline pumps circulate outdoor air compensated water via three way valve to new radiant panel heating loop. Two inline pumps circulate outdoor air compensated water via three way valve to gym heating loop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	40	JAN-07

D3040.03.01 Hot Water Distribution Systems**

New black iron piping to radiant panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	JAN-07

D3040.03.01 Hot Water Distribution Systems**

Two inline circulation pumps circulate heating water to boilers. Additional pumps installed in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

D3040.03.01 Hot Water Distribution Systems**

Danfoss dual pump circulates heating water via black iron piping to terminal heating units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	JAN-07

D3040.04.01 Fans: Exhaust1963**

Roof mounted cabinet fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	JAN-07

Event: Replace Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,000	Low

Updated: JAN-07

D3040.04.01 Fans: Exhaust1977**

Roof mounted cabinet fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

Event: Replace Fans: Exhaust 1977

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

Updated: JAN-07

D3040.04.03 Ducts: Exhaust*

Low velocity, galvanized to exhaust grilles and fans (all phases).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	JAN-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Linear bar.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	JAN-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Linear bar.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

D3050.01.01 Computer Room Air Conditioning Units**

Computer room temperatures excessive.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	JAN-07

Event: Install air conditioning.

Concern:

Room temperature excessive.

Recommendation:

Install air conditioning.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$30,000	Unassigned

Updated: JAN-07

D3050.03 Humidifiers**

No humidification. Cost included in D3020.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	25	JAN-07

D3050.03 Humidifiers**

No humidification. Cost included in D3020.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	25	JAN-07

D3050.03 Humidifiers**

No humidification. Cost included in D3020.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	25	JAN-07

D3050.05.02 Fan Coil Units**

Ceiling unit at entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

D3050.05.03 Finned Tube Radiation**

Perimeter radiation installed in enclosure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

D3050.05.03 Finned Tube Radiation**

Perimeter radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	40	JAN-07

D3050.05.06 Unit Heaters**

Horizontal unit heater in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

D3050.05.06 Unit Heaters**

Horizontal unit heater in mechanical room and outside storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-07

D3050.05.08 Radiant Heating (Ceiling & Floor)**

Installed in 1963 original school classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	35	JAN-07

D3050.05.08 Radiant Heating (Ceiling & Floor)**

Installed in 1977 addition and 1963 original school. (Some but not all rooms.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	35	JAN-07

D3050.05.08 Radiant Heating (Ceiling & Floor)**

Radiant panel in entrance with digital stat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	JAN-07

D3060.02.01 Electric and Electronic Controls**

Digital thermostat installed to control new radiant panel heating elements. Digital control valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	JAN-07

D3060.02.02 Pneumatic Controls**

Simplex air compressor, refrigerated air dryer. Pneumatic thermostat, control valves damper motors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

D3060.02.02 Pneumatic Controls**

Pneumatic valves, damper motors, room thermostats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	JAN-07

D3060.02.03 Pneumatic and Electric Controls

Transducers to integrate pneumatic components with BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

D3060.02.03 Pneumatic and Electric Controls

Transducers to integrate pneumatic component with BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	JAN-07

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

Johnson Controls Metasys BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	JAN-07

D4020 Standpipes*

Wet standpipe. Fire hose cabinet with hose, nozzle, fire extinguisher.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	60	JAN-07

D4030.01 Fire Extinguisher, Cabinets and Accessories 1977**

ABC fire extinguishers installed on wall brackets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

Event: Replace fire Extinguishers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$4,000	Low

Updated: JAN-07

D4030.01 Fire Extinguisher, Cabinets and Accessories1963**

ABC fire extinguishers installed in cabinets and on wall brackets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	JAN-07

Event: Replace Fire Extinguishers

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

Updated: JAN-07

D4030.01 Fire Extinguisher, Cabinets and Accessories1984**

ABC fire extinguishers installed in fire hose cabinet and wall brackets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-07

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

CGE main distribution switchboard, 600A-120/208V/3PH/4W located in 1963 building section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	40	JAN-07

Event: Replace switchboard with new.

Concern:

Main distribution switchboard old, in poor condition, and repair parts no longer manufactured.

Recommendation:

Replace switchboard with new.

Consequences of Deferral:

Unit could fail leaving school without power.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$75,000	Unassigned

Updated: JAN-07

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1963**

CGE Panelboards located in storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	30	JAN-07

Event: Replace Panelboards

Concern:

Existing panelboards are very old and in poor condition.

Recommendation:

Replace panelboards with new. Estimate that 5 panelboards required @ \$10,000. per panel.

Consequences of Deferral:

Panels could fail and/or become a fire hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$50,000	Unassigned

Updated: JAN-07

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1977 - Barr Colony School B3721A**

Square D panelboards located in corridors and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	JAN-07

Event: Replace Panelboards**Concern:**

Existing panelboards are old and in poor condition.

Recommendation:

Replace panelboards with new. Estimate 5 panelboards required @ \$10,000. per panel.

Consequences of Deferral:

Panels could fail and/or become a fire hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$50,000	Unassigned

Updated: JAN-07

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1984 - Barr Colony School B3721A**

Square D panelboards located in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-07

Event: Replace Panelboards**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$7,500	Low

Updated: JAN-07

D5010.07.02 Motor Starters and Accessories - 1963**

CGE combination motor starters.

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

Event: Replace Motor Starters**Concern:**

Existing motor starters are very old and in poor condition.

Recommendation:

Replace motor starters with new. Estimate that 10 starters required @ \$3,000. per unit.

Consequences of Deferral:

Starters could fail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$30,000	Unassigned

Updated: JAN-07**D5010.07.02 Motor Starters and Accessories - 1977** - Barr Colony School B3721A**

CGE combination motor starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	JAN-07

Event: Replace Motor Starters**Concern:**

Existing motor starters are very old and in poor condition.

Recommendation:

Replace starters with new starters. Estimate 10 starters required @ \$3,000. per starter.

Consequences of Deferral:

Units could fail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$30,000	Unassigned

Updated: JAN-07

D5010.07.02 Motor Starters and Accessories - 1984 - Barr Colony School B3721A**

Westinghouse magnetic starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	JAN-07

Event: Replace Motor Starters**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$15,000	Low

Updated: JAN-07

D5020.01 Electrical Branch Wiring*

Copper wiring installed in conduit. Mostly ivory devices with stainless steel coverplates.

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

D5020.02.01 Lighting Accessories (Lighting Controls)*

Low voltage switching with switches typically installed in each room.

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

D5020.02.02.02 Interior Florescent Fixtures**

Mostly recess mounted 305x1220 mm light fixtures with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	JAN-07

Event: Lifecycle Replacement [D5020.02.02.02 Interior Florescent Fixtures]****Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$130,000	Low

Updated: JAN-07

D5020.02.03.02 Emergency Lighting Battery Packs**

DC emergency lighting system with remote heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	JAN-07

Event: Replace Emergency Lighting**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$20,000	Low

Updated: JAN-07

D5020.02.03.03 Exit Signs*

LED type exit signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	JAN-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted light fixtures located around building perimeter.

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

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

Exterior lighting photocell controlled.

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

D5030.01 Detection and Fire Alarm**

Notifier AFP-200 fire alarm system complete with fire detection devices and horn/strobe units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	JAN-07

Event: Replace Fire Alarm System**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$75,000	Low

Updated: JAN-07

D5030.02.02 Intrusion Detection**

Basic Chubb security system installed in building complete with motion sensors, alarm keypad, and control panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	25	JAN-07

Event: Replace Security System**Concern:**

Existing security system and components very old.

Recommendation:

Replace security system with new. Estimate cost as being \$5.00/SM x 2991 SM building area.

Consequences of Deferral:

System could fail leaving school unprotected.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$15,000	High

Updated: JAN-07

D5030.03 Clock and Program Systems**

Battery clocks in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	JAN-07

Event: Replace Clock System**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$25,000	Low

Updated: JAN-07

D5030.04.01 Telephone Systems**

Integrated telephone system with telephones in each classroom and general office. System manufactured by Telcor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	JAN-07

Event: Replace Telephone System**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$75,000	Low

Updated: JAN-07

D5030.04.04 Data Systems**

Mixture of cat 5 and cat 6 data cables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	JAN-07

Event: Replace Data System**Concern:**

Lifecycle replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$50,000	Low

Updated: JAN-07

D5030.06 Television Systems*

Basic cable TV system with outlet in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JAN-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090 Other Equipment**

Metal boot racks at entrance vestibule. Assistive listening devices in all classrooms.

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

E1090.04 Residential Equipment*

Residential grade refrigerator, dishwasher, and microwave in staff lounge. Microwave ovens in corridor for student use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JAN-07

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Four wall hung plywood backboards for basketball located in gym. Wall climbing equipment in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	JAN-07

E2010.02.05 Educational Facility Casework

Clear finish plywood casework with plastic laminate clad countertops in classrooms.

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

E2010.02.07 Kitchen Casework

Clear finish plywood casework with plastic laminate countertops in staff lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	0	JAN-07

E2010.02.08 Laboratory Casework

Plastic laminate clad casework with plastic laminate countertops in science room. Upper cabinets with sliding glass doors.

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

E2010.02.09 Library Casework

Metal and clear finish plywood shelving in library.

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

E2010.02.99 Other Casework

Plastic clad vanities in washrooms. Clear finish casework with plastic laminate countertops in office reception area. Display cases with tempered glass sliding doors.

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

E2010.03.01 Blinds**

Metal horizontal blinds at most windows between panes of glass in windows.

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

E2020 Moveable Furnishings*

Wide variety of educational and office furnishings including desks, tables, bookshelves, and chairs.

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

F1010.02.04 Portable and Mobile Buildings* ADJACENT NORTHEAST GROUP

Group of two portables with link located on the northeast corner of the school in 1974, approximately 172.3 sq.m. Year of construction reported to be 1974.

Structural: Metal frames walls, floor and roof at both portables and link. Steel perimeter beams below the floor assembly bear on concrete pads at grade.

Envelope: Metal siding exterior finish with single ply carlisle roof membrane and aluminum windows.

Interior: Partitions are typically metal frame and gypsum board with some vinyl clad gypsum board. Finishes include painted walls, suspended acoustic T-bar ceilings and vinyl tile flooring. Clear finish wood millwork in classrooms, chalkboards, whiteboards and tackboards throughout.

Mechanical: Up flow furnace complete with motorized fresh, return dampers, standing pilot, Class B chimney. Ductwork joints not sealed. Dx cooling coil with roof mounted condensing unit.

BMS provides occupied/unoccupied cycles.

ABC fire extinguisher.

Electrical: Recess mounted fluorescent lighting with T8 lamps and electronic ballasts, wall mounted battery operated clock, DC emergency lighting system complete with battery pack unit, remote heads, and exit signs, intercom system speaker and handset type call switch, fire alarm with fire detection devices, and 120/240V/1PH power panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1974	0	JAN-07

Event: Install carbon dioxide sensors.

Concern:

Poor air quality.

Recommendation:

Install carbon dioxide sensor to modulate fresh air.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$5,000	High

Updated: JAN-07

Event: Upgrade door locksets to lever

Concern:

Round knobs do not comply to current codes.

Recommendation:

Replace door locksets with lever type design. (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$1,000	Medium

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* FAR NORTHEAST

One portable constructed in 2003 at northeast corner of school.

Architectural: Wood frames wall, roof and floor construction bearing on steel perimeter beams and concrete piles. Envelope includes metal cladding, single ply Carlisle roof, double glazed windows and hollow metal entrance doors. Interior components include vinyl tile in classroom, quarry tile in vestibule, solid core wood doors, pressed steel frames, painted gypsum board walls, acoustic tile ceiling, clear finish millwork and whiteboards/tackboards.

Mechanical: Up flow furnace complete with motorized fresh, return dampers, standing pilot, Class B chimney. Ductwork joints not sealed. Dx cooling coil with roof mounted condensing unit.

BMS provides occupied/unoccupied cycles.

ABC fire extinguisher.

Electrical: Recess mounted fluorescent lighting with T8 lamps and electronic ballasts, wall mounted battery operated clock, DC emergency lighting system complete with battery pack unit, remote heads, and exit signs, intercom system speaker and handset type call switch, fire alarm with fire detection devices, and 120/240V/1PH power panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2003	0	JAN-07

Event: **Install carbon dioxide sensors.**

Concern:

Poor air quality.

Recommendation:

Install carbon dioxide sensor to modulate fresh air.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$5,000	High

Updated: JAN-07

Event: **Upgrade door locksets to lever**

Concern:

Round knobs do not comply to current codes.

Recommendation:

Replace door locksets with lever type design. (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$1,000	Medium

Updated: JAN-07

F2020.01 Asbestos*

Reported that asbestos is present in elbows of piping.

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

F2020.02 PCB's*

HAZMAT study not available for review but PCB's are not readily apparent.

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

F2020.04 Mould*

Environmental assessment not available for review but mould not readily apparent.

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

F2020.09 Other Hazardous Materials*

HAZMAT study not available for review but other hazardous materials are not readily apparent.

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

S8 FUNCTIONAL ASSESSMENT

K40 Current Code Issues

Code review not undertaken at this time but no code issues were apparent.

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

K4010.01 Barrier Free Route: Parking to Entrance

Access provided from parking lot to east entrance and from drop off area to main (south) entrance.

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

K4010.02 Barrier Free Entrances

Barrier free access required to main and south entrance doors.

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

Event: Add power door operators

Concern:

Power door operators required at main entrance but not provided.

Recommendation:

Provide power door operators at main entrance (2 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$6,500	Medium

Updated: JAN-07

K4010.03 Barrier Free Interior Circulation

Access to all areas except stage.

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

K4010.04 Barrier Free Washrooms

Washrooms have acceptable cubicles and vanities, but only one grab bar provided in toilet cubicles.

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

Event: Upgrade BFA washrooms**Concern:**

Two grab bars required at BFA toilets but only one provided.

Recommendation:

Add grab bars to toilets in one boys and one girls washroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$1,000	Medium

Updated: JAN-07

RECAPP Facility Evaluation Report



Barr Colony School

S3721

Lloydminster

Facility Details

Building Name: Barr Colony School

Address:

Location: Lloydminster

Building Id: S3721

Gross Area (sq. m): 0.00

Replacement Cost: \$0

Construction Year: 0

Evaluation Details

Evaluation Company: Burgess Bredo Architect Ltd.

Evaluation Date: June 8 2006

Evaluator Name: Burgess Bredo

Total Maintenance Events Next 5 years: **\$55,000**

5 year Facility Condition Index (FCI): **0%**

General Summary:

Located on a large site and surrounded by residential districts. Paved parking lot, concrete sidewalks, asphalt playground, chain link fencing lawn and trees. Additional concrete sidewalks required. Mechanical site services include gas, water, sanitary and storm sewer. Underground power and telephone to the building. Parking receptacles in parking lot.

Site systems are 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

G2010.05 Roadway Curbs and Gutters*

Cast in place concrete curbs. Minor repairs required in areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JAN-07

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

Asphalt paved parking lot for 30 cars at east side of site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	10	JAN-07

Event: Lifecycle Replacement

Recommendation:
(900 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$27,000	Low

Updated: JAN-07

G2020.06.02 Parking Bumpers*

Precast concrete bumpers in parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JAN-07

G2020.06.03 Parking Lot Signs*

Metal signage in metal posts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JAN-07

G2020.06.04 Pavement Markings*

Painted pavement marking in parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JAN-07

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete sidewalks in most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	15	JAN-07

Event: Add concrete sidewalk**Concern:**

Lawns are worn bare by pedestrians

Recommendation:

Add sidewalk at west end of school (30 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$4,500	Medium

Updated: JAN-07

**Event: Replace damaged and cracked sidewalks****Concern:**

Sidewalks along west side of site are cracked with some displacement.

Recommendation:

Replace damaged and cracked sidewalks (80 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$12,000	Medium

Updated: JAN-07

Event: Replace remaining sidewalks**Recommendation:**

(120 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$16,000	Low

Updated: JAN-07

G2040.02 Fences and Gates**

Chain link fencing on south side of playground.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	JAN-07

G2040.03 Athletic and Recreational Surfaces**

Concrete pads complete with basketball hoops on east side of school. Rough grasses in remainder of playground.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	25	JAN-07

G2040.05 Site and Street Furnishings*

Picnic tables and wood boardwalk adjacent to playground areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	JAN-07

G2040.05.03 Trash and Litter Receptacles

Garbage bin located at east side of school.

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

G2040.05.04 Bicycle Racks

Bike racks at east side of school.

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

G2040.06 Exterior Signs*

Non-illuminated metal signage fixed to building adjacent main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JAN-07

G2040.08 Flagpoles*

One aluminum flagpole adjacent main entrance.

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

G2050.04 Lawns and Grasses*

Lawn areas to the south and west of school; rough grasses on balance of site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	JAN-07

G2050.05 Trees, Plants and Ground Covers*

Mature trees along perimeter of site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	JAN-07

G3010.02 Site Domestic Water Distribution*

100 mm water service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	50	JAN-07

G3010.03 Site Fire Protection Water Distribution*

Fire hydrant within 45 meters of main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	50	JAN-07

G3020.01 Sanitary Sewage Collection*

150 mm sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	50	JAN-07

G3030.01 Storm Water Collection*

No site catch basins. Underground drainage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	50	JAN-07

G3060.01 Gas Distribution*

Outside gas meter

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1963	50	JAN-07

G4010.02 Electrical Power Distribution Lines*

Underground power extending from utility pad mounted transformer located on north side of building to main electrical switchboard in electrical room.

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

G4010.04 Car Plugs-ins*

Mixture of receptacle outlets with 7 ACE type parking pedestals, 5 receptacles on metal post, and 3 receptacles on metal guard rail, all providing service to 28 parking stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JAN-07

G9090 Other Site Systems*

Underground telephone service from TELUS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JAN-07