

RECAPP Facility Evaluation Report

Battle River Reg Div #31



C. W. Sears Elementary School

B4181A

Tofield

Facility Details

Building Name: C. W. Sears Elementary Sch
Address: 5716 - 47 Street
Location: Tofield

Building Id: B4181A
Gross Area (sq. m): 0.00
Replacement Cost: \$5,783,801
Construction Year: 0

Evaluation Details

Evaluation Company: Wade Engineering Ltd.
Evaluation Date: December 9 2006
Evaluator Name: Ron Shannon

Total Maintenance Events Next 5 years: **\$353,600**
5 year Facility Condition Index (FCI): **6.11%**

General Summary:

Located in Tofield, Alberta. Current enrollment is 267 (K to 4). Gross area is 2,369.13 m2. Built in 1979, with attached portables and additional portables in 1986. Masonry construction with brick veneer and aluminum windows and flat roofing. A large sloped glazed aluminum skylight over hallway between portables and school on rear elevation. Interior finishes have been upgraded over the years at various times. Large, relatively flat site has some minor drainage concerns. The plasticity of the soil causes recurring slab movement throughout the school, a geotechnical study is recommended to determine cause of concern and interior slab and wall repairs are required. Asphalt driveway at front elevation requires replacement, gravel parking lot in good condition.

Structural Summary:

Slab on grade with block construction throughout. OWSJ and steel Q-deck, flat roofing. Recurring problems with floor slab cracking and minor movement due to high plasticized soil substrates. A study is recommended and repairs are required to flooring and walls in localized areas.

Overall condition is acceptable.

Envelope Summary:

100mm face brick on all exterior finishes with metal clad canopies and soffits. Bronze anodized commercial aluminum window frames, pressed steel storefront and entry doors. Roofing consists of 2-ply SBS membrane on main school (1998) with 4-ply A&G roofing on 1986 portables which are due for replacement. Large aluminum frame skylight over portable wing.

Overall condition is good.

Interior Summary:

Interior finishes have been upgraded over the years. All flooring is 5 to 10 years old. Paint has been redone in last 5 years. Some original cabinetry remains and is scheduled for life cycle replacement. Some flooring repairs and replacement are required. Acoustical ceiling tiles have been replaced in hallways. Classrooms are due for replacement.

Overall condition is acceptable.

Mechanical Summary:

The original school section was heated by two (2) hot water boilers and perimeter finned tube radiation. The portable school section was heated and ventilated by individual furnaces installed from 1994 to 2005. One (1) multizone air handling unit provides ventilation for the original school section and two Lennox furnaces installed in 2002 provide ventilation for the Gym. The multizone air handling unit need to be replaced due to life cycle replacement. The control system is DDC.

Overall, the mechanical system is in acceptable conditions.

Electrical Summary:

Incoming service is 800 amp, 120/208V, 3 phase in good condition. Branch circuit panelboards are located throughout the facility with limited spare capacity. The interior lighting is T8 fluorescent technology. All exit lights are LED. Fire alarm system is an outdated Edwards 2280 system. Telephone system has recently been replaced with a new Cisco Systems internet phone.

Overall, the building is in good condition with the exception of the following areas of improvement:

- Fire alarm system should be replaced with new addressable system

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***

Assumed to be grade beam and/or pile foundation.

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

A1030 Slab on Grade*

Slab on grade throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	MAR-07

Event: Geotechnical Study**Concern:**

Slab movement and cracking due to poor soil substrate conditions.

Recommendation:

Conduct soil surveys and take slab samples to determine cause of recurring movement and develop scope of work for repairs.

Consequences of Deferral:

Continued movement and increased repair costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2007	\$7,500	Unassigned

Updated: MAR-07

Event: Slab on Grade Repair**Concern:**

Continued cracking and marginal movement of floor slab due to poor soil substrate.

Recommendation:

Following a geotechnical study, recommend stabilizing floor slab with chemical grout, and completing crack repairs and floor leveling where required.

Consequences of Deferral:

Continued movement and increased repair costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$12,000	Unassigned

Updated: MAR-07

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

Concrete block load bearing and partition walls.

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

B1010.06 Ramps: Exterior**

Wood barrier-free ramp to portable wing with wood handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-07

B1010.07 Exterior Stairs**

Concrete stairs to south entry portable wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-07

B1010.10 Floor Construction Firestopping*

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

B1020.01 Roof Structural Frame*

OWSJ and steel Q-deck throughout.

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

B1020.04 Canopies*

Metal clad flat roof canopy over entry doors.

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

B1020.06 Roof Construction Fireproofing*

Firestopping in place where viewed.

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

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

100mm face brick.

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

B2010.01.06.03 Metal Siding**

Medium gauge pre-finished siding on canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-07

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

Sealant detailing at window to wall and masonry control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	20	MAR-07

Event: Sealant Replacement**Concern:**

Sealant failures throughout on windows and masonry joints.

Recommendation:

Cut out and replace with new construction grade urethane sealant.

Consequences of Deferral:

Potential water entry concerns.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$3,000	High

Updated: MAR-07**B2010.02.03 Masonry Units: Ext. Wall Const.***

Concrete block construction.

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

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

Unknown assembly.

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

B2010.06 Exterior Louvers, Grilles, and Screens*

Aluminum louvers for mechanical room.

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

B2010.09 Exterior Soffits*

Metal soffit.

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

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

Bronze anodized aluminum frame windows. Venting units in classroom have internal blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	40	MAR-07

Event: Replace glazing

Concern:

Full wall glazing in staff room has been modified with insulation panels behind glass to reduce heat loads. Improper design has resulted in continual glass breakage due to heat loads.

Recommendation:

Replace upper glass with insulated spandrel panels and install solar reflective glass on bottom row.

Consequences of Deferral:

Continued heat problems and increased maintenance costs.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$12,000	Medium

Updated: MAR-07

B2020.02 Storefronts**

Painted pressed steel frames with side lights and steel entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-07

B2030.05 Other Exterior Doors**

Steel utility doors at fire exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

B3010.01 Deck Vapor Retarder and Insulation*

Unknown assembly.

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

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

A&G roofing on 1986 portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1986	25	MAR-07

Event: Replace roofing on 1986 portables (148m2)

Concern:

Roofing in poor condition with numerous blisters and leaks.

Recommendation:

Replace with new SBS roofing. Upgrade to R20 insulation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$17,600	Unassigned

Updated: MAR-07

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

2-ply SBS membrane on 1979 building, 1978 portables and 1990 portables.

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

B3010.07 Sheet Metal Roofing**

Standing seam metal roof on hallway link to portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-07

B3020.01 Skylights**

Glazed anodized aluminum frame sloped design over hallway to 1986 portables and an acrylic dome skylight.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-07

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

Roof hatch, mechanical and electrical penetrations.

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

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

Concrete block and steel stud. Rooms 128 and 129 require repair. See C3010.06 Tile Wall Finishes.

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

C1010.06 Interior Glazed Partitions and Storefronts*

Pressed steel frames with single glazed lites in offices, library and staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

C1010.07 Interior Partition Firestopping*

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

C1020.01 Interior Swinging Doors**

Solid core wood doors with pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-07

C1020.03 Interior Fire Doors*

Standard fire rated steel doors in required areas.

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

C1030.01 Visual Display Boards**

Whiteboards and tack boards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	MAR-07

Event: Replace Visual Display Boards (14 classrooms)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$21,000	Low

Updated: MAR-07

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

Standard steel enclosures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	MAR-07

C1030.08 Interior Identifying Devices*

Door signage, hallway directional signage and exit signs.

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

C1030.12 Storage Shelving*

Fixed and adjustable metal and wood shelving.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Standard metal fittings, toilet, paper and soap dispensers.

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

C1030.17 Other Fittings*

Folding metal boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	MAR-07

C2030.01 Ramp Construction*

Wood ramp to portable sections.

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

C2030.02 Ramp Finishes*

Heavy-duty textured PVC flooring.

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

C2030.03 Ramp Railings*

Wood railing.

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

C3010.04 Gypsum Board Wall Finishes*

Various partition walls.

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

C3010.06 Tile Wall Finishes**

Washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	40	MAR-07

Event: Replace ceramic tiles (55m2)

Recommendation:

Schedule with repairs to Rooms 128 and 129.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$12,000	Low

Updated: MAR-07

Event: Tile/Wall Repair (14m2)

Concern:

Slab movement has resulted in cracked walls and settling.

Recommendation:

Following repair of floor slab, replace damaged gypsum board and/or concrete block and ceramic tiles on partition wall between main washroom and library offices (rooms 128 & 129).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,000	Unassigned

Updated: MAR-07

C3010.11 Interior Wall Painting**

Latex paint throughout.

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

C3020.01.02 Paint Concrete Floor Finishes**

Mechanical room only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	10	MAR-07

Event: Repaint floor (68m2)

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

Updated: MAR-07**C3020.02 Tile Floor Finishes****

Washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-07

C3020.04 Wood Flooring**

Hardwood sports floor in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

Event: Refinish gymnasium floor (407m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$32,600	Low

Updated: MAR-07**C3020.07 Resilient Flooring****

Sheet linoleum and VC tile throughout. Some area replacement will be required when concrete slab is repaired. Costs are carried in A1030 Slab on Grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	20	MAR-07

Event: Replace linoleum (70 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,700	Low

Updated: MAR-07

C3020.08 Carpet Flooring**

Carpet in staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	15	MAR-07

Event: Replace carpet (18m2)**Concern:**

Carpet has exceeded its life cycle with many areas worn and damaged.

Recommendation:

Replace with new medium density carpet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,200	Medium

Updated: MAR-07

C3030.04 Gypsum Board Ceiling Finishes*

Store rooms, mechanical rooms and washrooms.

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

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

All areas, hallways were replaced in 2000, remaining areas to be replaced 820 sq M.

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

Event: Replace acoustic ceiling tiles (820m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$32,000	Low

Updated: MAR-07

C3030.07 Interior Ceiling Painting**

Latex paint throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	MAR-07

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

Floor mounted, flush valve, open front seats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	35	MAR-07

D2010.02 Urinals**

Wall hung urinals, flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	35	MAR-07

D2010.03 Lavatories**

Porcelain steel bowl. On/off brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	35	MAR-07

D2010.04 Sinks**

Stainless steel sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	30	MAR-07

Event: Replace 3 stainless steel sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,100	Low

Updated: MAR-07

D2010.08 Drinking Fountains / Coolers**

Wall hung non-refrigerated fountains installed in 1979 and 1986.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	35	MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-07

D2020.01.02 Valves: Domestic Water**

Gate isolation valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Installed on heating system cold water make up line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	MAR-07

Event: Backflow Preventor Replacement

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

Updated: MAR-07

D2020.02.02 Plumbing Pumps: Domestic Water**

Inline domestic hot water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	MAR-07

Event: Pump Replacement

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

Updated: MAR-07

D2020.02.06 Domestic Water Heaters**

A.O Smith domestic hot water heater (model BT500H-860S, input 450,000 Btu/hr).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	MAR-07

Event: Domestic Hot Water Heater Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$11,900	Low

Updated: MAR-07

D2020.03 Water Supply Insulation: Domestic*

All domestic cold, hot water and recirculation piping insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

D2030.01 Waste and Vent Piping*

Underground piping is plastic. Above ground piping is cast iron or copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-07

D2040.02.04 Roof Drains**

Full open flow roof drains installed throughout all phases of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-07

D3010.02 Gas Supply Systems*

Gas distribution piping to heating boilers, domestic hot water heater and furnaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	60	MAR-07

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

Two gas fired hot water boilers (Allied Engineering Company, Model AA-480-M, Input 168,000 Btu/hr).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	35	MAR-07

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

Two chimneys were installed in 1979.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

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

Chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

D3020.03.01 Furntaces**

Two Lennox furnaces installed in 2002 provide ventilation for the Gym. Nine (9) individual furnaces installed from 1994 to 2005 provide heating and ventilation for the portable school section..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-07

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

The furnace chimneys were installed from 1994 to 2005.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-07

D3040.01.01 Air Handling Units: Air Distribution**

One Climate Master multizone air handling unit (model: FLMI - 11-630, Max input 630,000 Btu/hr, Max CFM 14,000) installed in 1979 provides ventilation for the original school section. Two lennox furnaces installed in 2002 service the Gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

Event: Multizone Air Handling Unit Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$57,900	Low

Updated: MAR-07

D3040.01.02 Fans: Air Distribution*

Low speed fans were installed in furnaces from 1994 to 2005.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

Each air system completes with replaceable filter media.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

D3040.01.04 Ducts: Air Distribution*

Each air system completes with low velocity supply air ductwork to diffusers or grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Air outlets vary as to type. Fixed pattern square diffusers, adjustable bar side wall, round, fixed bar, egg crate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

D3040.03.01 Hot Water Distribution Systems**

Two inline pumps circulate heated water to wall finned tube radiation and fan coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-07

D3040.04.01 Fans: Exhaust**

Exhaust fans vary as to type, inline, dome etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

Event: Replace 4 exaust fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$12,000	Low

Updated: MAR-07

D3040.04.03 Ducts: Exhaust*

Low velocity exhaust air ductwork to exhaust air outlets and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate and linear bar exhaust air grilles throughout, which were installed from 1979 to 2005.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

D3050.01.01 Computer Room Air Conditioning Units**

Air conditioner was installed for the computer lab and server room in 2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	MAR-07

D3050.05.02 Fan Coil Units**

Hot water fan coil units installed at building entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

D3050.05.03 Finned Tube Radiation**

Wall finned tube radiation was installed in 1979 for original school section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-07

D3060.02.02 Pneumatic Controls**

Pneumatic control system was installed in 1986 for dampers in portable school section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-07

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

Siemens building DDC control system was installed in 2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	MAR-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Fire extinguishers installed from 1979 to 2005 are located throughout the school and are accessible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

D4090.06 Smoke Protection & Exhaust Fans**

Some duct detectors were installed for the multizone air handling unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-07

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

800A, 120/208V, 3 phase, 4 wire Westinghouse main distribution complete with 800A main disconnect. Lots of spare capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-07

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

Westinghouse 120/208V, 225A, 42 cct branch circuit panels located throughout school. Panels reaching capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

Event: Lifecycle replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$26,500	Low

Updated: MAR-07

D5010.07.02 Motor Starters and Accessories**

Wallmounted motor starters located in main mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-07

Event: Lifecycle replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$21,000	Low

Updated: MAR-07

D5020.01 Electrical Branch Wiring*

Conduit and BX throughout. Some surface wiremold for computer and additional receptacles in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-07

D5020.02.02 Interior Florescent Fixtures**

All lighting recently retrofit to T8 fluorescent lamps and electronic ballasts in 2003. New T5HO fluorescent hi-bays installed in gymnasium in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	MAR-07

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency battery packs complete with remote heads located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	MAR-07

Event: Lifecycle Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$15,000	Low

Updated: MAR-07

D5020.02.03.03 Exit Signs*

Exit signs have been recently converted to LED lamps.

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

D5020.03.01.02 Exterior Florescent Fixtures*

CFL lamps retrofit into front entrance canopy.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

250W HPS wallpacks around perimeter and 400W polemount for parkade.

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

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

All exterior lighting on photocell control.

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

D5030.01 Detection and Fire Alarm**

Edwards 2280 zoned fire alarm system. 5 of 8 zones used. No strobe notification devices for the hearing impaired.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	25	MAR-07

Event: Lifecycle replacement**Recommendation:**

Replace with new addressable system with strobe notification devices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$70,000	Medium

Updated: MAR-07

D5030.02.02 Intrusion Detection**

Silent knight Regency security system with PIR motion sensors throughout. Keypad access at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	MAR-07

D5030.04.01 Telephone Systems**

Cisco Systems 7900 series IP phone system over the data network.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	25	MAR-07

D5030.04.04 Data Systems**

Cat 5 cable installed throughout the school in 1998. Server cabinet consists of two racks containing switches and hubs. Stand-alone UPS units give back-up power.

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

D5030.05 Public Address and Music Systems**

New Telcor XL PA system installed in 2003. Controls timing for bells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-07

D5090.01 Uninterruptible Power Supply Systems**

Stand-alone APC 1400 Smart-UPS units provide back-up power for the server equipment

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

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

Wall mounted and free standing wood book shelves and circulation desk.

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

E1090.04 Residential Equipment*

Refrigerator, stove and microwave in staffroom and lunchroom.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Two winch operated folding basketball nets and four fixed nets. Various sporting equipment and floor mats.

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

E2010.02 Fixed Casework**

Various ages. Standard birch cabinetry with laminate countertops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	35	MAR-07

Event: Replace laminate countertops (31m2)**Concern:**

Laminate tops in poor conditions in Rooms 131, staff room and library.

Recommendation:

Install new laminate countertops.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$10,300	Medium

Updated: MAR-07

E2010.03.01 Blinds**

Horizontal aluminum blinds and fabric shades in staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-07

E2020 Moveable Furnishings*

Standard classroom desks and mixture of wood and metal office furniture.

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

F1010.02.04 Portable and Mobile Buildings* 1978

Two portables original to school site with ramp to main building. Wood frame construction on piles with ventilated crawlspace and SBS roofing (1998). Exterior finish with metal siding (R20 walls). Windows aluminum frame with internal blinds. Interior finishes include resilient flooring, vinyl covered gypsum board, dropped acoustic ceiling panels with florescent fixtures (T8). Whiteboards, tack boards and standard furnishings throughout. Open faced wood cabinet with laminate top on one wall. Small cloak room with coat hooks and book cubby. Forced-air furnaces (Lennox) approximately 5 years old. Fire exits provided on south elevation with wood steps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	0	MAR-07

Event: Replace acoustic ceiling tile (130 m2)

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

Updated: MAR-07

Event: Replace casework (8 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,200	Low

Updated: MAR-07

Event: Replace resilient flooring (140m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$11,400	Low

Updated: MAR-07

Event: Replace windows (6 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,200	Low

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* 1986

Four portables added at south end of school with hallway link and sloped metal roofing with skylight over hallway in 1986. Wood frame construction on piles with ventilated crawlspace and flat A&G roofing which requires replacement. Exterior finish is metal siding (R20 walls). Windows - PVC with horizontal blinds. Interior finishes include resilient flooring, vinyl covered gypsum board with batten strips, dropped acoustic ceiling panels with florescent fixtures (T8). Whiteboards, tack boards and standard furnishings throughout. Open faced wood cabinet with laminate top on one wall. Small cloak room with coat hooks and book cubby. Forced-air furnaces (Lennox) approximately 5 years old.

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

Event: Flooring repair

Concern:

Water damage from roof leak has resulted in wood rot in sub-floor on exterior wall.

Recommendation:

Cut out and replace approximately 13 m2 of linoleum and flooring and replace in kind, patch in replacement linoleum.

Inspect for mould contamination and treat as required during repair.

Consequences of Deferral:

Increased costs for repair and potential for mycological activity.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$2,500	High

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* 1990

Two portables were added (approx. 1990) at north end of 1978 portables with hallway link and SBS roofing. Wood frame construction on piles with ventilated crawlspace and flat A&G roofing which requires replacement. Exterior finish is metal siding (R20 walls). Windows - PVC with horizontal blinds. Interior finishes include resilient flooring, vinyl covered gypsum board with batten strips, dropped acoustic ceiling panels with florescent fixtures (T8). Whiteboards, tack boards and standard furnishings throughout. Open faced wood cabinet with laminate top on one wall. Small cloak room with coat hooks and book cubby. Forced-air furnaces (Lennox) approximately 5 years old.

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

F1010.02.05 Grandstands and Bleachers**

3 tier band risers, steel with carpet finish (8 in total).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	50	MAR-07

F2020.01 Asbestos*

2004 asbestos report indicates asbestos present in vinyl flooring in corridors, sheet flooring in cupboards of portables and in some 12" floor tiles in various classrooms. Asbestos in pipe insulation on mechanical room boiler.

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

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

No restrictions to access.

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

K4010.02 Barrier Free Entrances

No power-assists on entry doors.

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

Event: Install power assist on entry door

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$3,500	Medium

Updated: MAR-07

K4010.03 Barrier Free Interior Circulation

No restrictions to access.

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

K4010.04 Barrier Free Washrooms

Handicap washrooms provided. Minor deficiencies in compliance.

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

RECAPP Facility Evaluation Report



C. W. Sears Elementary School

S4181

Tofield

Facility Details

Building Name: C. W. Sears Elementary Sch
Address:
Location: Tofield

Building Id: S4181
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Wade Engineering Ltd.
Evaluation Date: December 7 2006
Evaluator Name: Ron Shannon

Total Maintenance Events Next 5 years: **\$218,000**
5 year Facility Condition Index (FCI): **0%**

General Summary:

School has front street on east elevation and lane access on south elevation. Large asphalt driveway with bus lane at front, requires replacement. Gravel parking lot with 40 stalls including plug-ins on north elevation. Large grassed site shared with high school, mature trees, play structures and asphalt surface play area. Roofs drain to grade adjacent to foundations, overall grading is relatively flat with localized ponding problems in two locations. Overall condition is acceptable.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE

G1030 Site Earthwork (Site Grading)*

Relatively level site, drains from south to north, lawns and evergreen trees on site.

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

Event: Grade repairs

Concern:

Standing water and ice formations at southeast corner from roof drainage and also rear elevation by entry.

Recommendation:

Southeast corner - cut in drainage trench and install large 1" washed rock and a french drain to remove standing water.
Rear entry - add additional topsoil from edge of asphalt play area to north corner of building to create positive slope, add 2" lift of asphalt on play surface.

Consequences of Deferral:

Safety concern.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,000	Medium

Updated: MAR-07

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

Large u-shaped drive at front elevation, has been resurfaced once.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1979	25	MAR-07

Event: Replace driveway (1475 m2)

Concern:

Driveway in marginal condition overall, however elevation is too high with no room for resurfacing. Height of asphalt causes drainage problems at entry and southeast corner.

Recommendation:

Strip asphalt, excavate and re-establish proper elevations to manage drainage and repave.

Consequences of Deferral:

Continued ponding problems and safety concerns.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$161,000	High

Updated: MAR-07

G2010.05 Roadway Curbs and Gutters*

Standard curb detail on east side of drive. Will be replaced with driveway replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	25	MAR-07

G2020.02.01 Aggregate Parking Lots (Gravel)**

Gravel parking for 30 staff with plug-ins and 10 visitor stalls unserviced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	10	MAR-07

Event: Regrade parking lot

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$28,000	Low

Updated: MAR-07

G2020.05 Parking Lot Curbs and Gutters*

Precast curb stops.

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

G2020.06.02 Parking Bumpers*

Painted steel pipe parking barriers.

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

G2020.06.03 Parking Lot Signs*

Standard pole mounted signage for handicap, staff and visitor parking and bus drop-off.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Large walkway on east and south elevations.

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

G2040.03 Athletic and Recreational Surfaces**

Asphalt play court at rear elevation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	25	MAR-07

Event: Asphalt Repair**Concern:**

Grading problem results in ponding and ice conditions on surface.

Recommendation:

Add 50 mm to 75 mm of asphalt overlay to create positive slope. Schedule with driveway replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$24,000	Medium

Updated: MAR-07

G2040.06 Exterior Signs*

Wall mounted school identification and exterior sign board.

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

G2040.08 Flagpoles*

One flag pole.

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

G2050.04 Lawns and Grasses*

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

G2050.05 Trees, Plants and Ground Covers*

Deciduous and evergreen trees on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	MAR-07

G3010.02 Site Domestic Water Distribution*

Town service.

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

G3010.03 Site Fire Protection Water Distribution*

Fire hydrant within 90m of school.

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

G3020.01 Sanitary Sewage Collection*

Town service.

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

G3030.01 Storm Water Collection*

Surface drainage.

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

G3060.01 Gas Distribution*

Town service - natural gas.

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

G4010.04 Car Plugs-ins*

30 stalls.

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

G4020.01 Area Lighting*

Pole mounted HPS fixtures.

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

G4030.03 Site Communications Reception

Tower for internet connection.

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