

RECAPP Facility Evaluation Report

Lloydminster Pub Sch #1753



E. S. Laird School

B3722A

Lloydminster (Alta)

Facility Details

Building Name: E. S. Laird School
Address: 4808 - 45 Avenue
Location: Lloydminster (Alta)

Building Id: B3722A
Gross Area (sq. m): 444.70
Replacement Cost: \$8,876,712
Construction Year: 0

Evaluation Details

Evaluation Company: Denzil Lobo Architect
Evaluation Date: May 1 2004
Evaluator Name: Mr. Denzil Lobo

Total Maintenance Events Next 5 years: \$859,766
5 year Facility Condition Index (FCI): 9.69%

General Summary:

Original building was built in 1960 and added to in 1965, 1976, and 2002. School had upgrades done in 1996, 1997 and underwent a major upgrade along with the 2002 addition. A new entrance and Gymnasium was added in 2002. Renovations attended to most maintenance and physical issues of the building. The School is located at the North East corner of a large site with playfields and park. Paved visitor and staff parking located on South East side of the building. Overall Rating: Good.

Structural Summary:

Concrete piles and grade beams with a structural floor slab over a crawl space. Bearing walls are concrete block and roof framing is Steel joists with Stramit deck. No Structural concerns were noted at present. Structural Condition: Good

Envelope Summary:

Brick facing on Exterior with concrete block. Existing Aluminum windows with Spandrel Panels on older section of building. Built-Up Roofing replaced in 1985 and should be reviewed for replacement in the next 5 years. Overall Envelope Condition rating: Good.

Interior Summary:

Concrete Block walls throughout. New Vinyl Composite Tile and Resilient flooring. T-Bar Ceilings throughout. Upgrades to interior of old section of the school done in 2000 were extensive and shows well. Interior Rating: Good.

Mechanical Summary:

Restoration and upgrades to the heating, ventilation and plumbing systems in 2001. Low pressure steam heating boiler is in fair condition and is serviceable, but is 40 years old. Planned replacement of the boiler is recommended. Some ventilation equipment will require upgrading and classroom unit ventilators should be replaced along with the associated steam and condensate piping. Overall Rating: Good

Electrical Summary:

Electrical systems were upgraded in 2001.. The school was added to in 2001 when a new service was installed. Some old breaker panels remain in the original portion, which should be replaced as they are reaching the end of their life cycle. Overall Rating: Good

Rating Guide

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

S1 STRUCTURAL**A1010 Standard Foundations***

Concrete Piles & Grade Beams

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAY-04

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	MAY-04

B1010.01 Floor Structural Frame*(Building Frame)

(1960 & 1965) Structural Concrete slab over Crawl space
 (1976 & 2002) Concrete slab on grade with Grade Beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAY-04

B1010.02 Structural Interior Walls Supporting Floors*

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAY-04

B1010.06 Ramps: Exterior**

Concrete slab sloped full width of main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAY-04

B1020.01 Roof Structural Frame*

(1960, 1965, & 1976) Consists of metal joists & wood deck.
 (2001) New Gym Roof consists of Steel roof trusses and Steel Deck

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAY-04

B1020.04 Canopies*

Metal Clad Steel framed overhang at main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAY-04

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

(1960, 1976, 2000) Brick masonry with a horizontal metal fascia band above.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	MAY-04

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

(1965) Brick on south face upto window sill. Mortar joints are deteriorating

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	MAY-04

Event: **Brick Mortar Joints on South face deteriorating.**

Concern:

Mortar joints are deteriorating at Brick on South face of 1965 addition.

Recommendation:

Repoint Brick

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$11,556	Low

Updated: October 1 2004

B2010.01.06.03 Metal Siding**

(1960) On South Face of building Vertical metal cladding between windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	MAY-04

B2010.01.99 Other Exterior Wall Skin*

(1965) Window wall on West face of school with laminate spandrell panels at top and bottom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

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

Standard face brick

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

B2010.02.99 Other Exterior Wall Construction*

(1965) Window Wall sections with spandrell panels on West side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

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

No evidence of air infiltration noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

B2010.06 Exterior Louvers, Grilles, and Screens*

(1965) exterior metal grilles on South face

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

B2010.09 Exterior Soffits*

Perforated Aluminum soffits throughout. Venting sealed off at most locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

B2020.01.01.02 Aluminum Windows**

(1960 & 1965) - Aluminum Spandrell style windows with Ventilator Panel.
 (1976 & 2000) - Sealed Aluminum windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAY-04

B2020.01.01.02 Aluminum Windows**

(1960) Institutional grade aluminum windows with Spandrell panels. Some upgrading has taken place at South side widows of 1965 addition. Windows are 1960 vintage and been well maintained.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	MAY-04

Event: **Original Windows in 1960 and 1965 Building sections.**

Concern:

Windows in 1960 and 1965 addition are original Aluminum windows with spandrell panels. Windows are 1960 vintage and been well maintained. High Energy costs and efficiency are a concern.

Recommendation:

Replace with new Aluminum Curtain Wall

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$92,448	Low

Updated: October 1 2004

B2030.01 Exterior Entrance Doors

Doors are insulated metal in PSF, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

B2030.01.06 Automatic Entrance Doors**

(2001) at new Front Entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	MAY-04

B3010.01 Deck Vapor Retarder and Insulation*

(1985) Stramit Deck insulation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	22	MAY-04

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

(1985) Built-up roofing over original 1960 building ,1965 & 1976 additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	MAY-04

Event: Roof Replacement

Concern:

Exist. BUR is over Stramit Deck. Roof was replaced in 1985. Stramit used as insulation. No leaks at present but maintenance monitoring for potential leaks so as to not let stramit deck get wet.

Recommendation:

The Built-up roof is now 19 years old and should be budgeted for replacement with new insulation. The approximate area of roof is 3,600 m2.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2009	\$346,680	Low

Updated: October 1 2004

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

(2001) SBS - 2001 addition only

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAY-04

B3010.08.02 Metal Gutters and Downspouts**

Cast Iron downspouts built on interior of exterior wall and spills on grade at base of walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

B3010.09 Roof Specialties and Accessories*

(1985) Roof accessories and flashings to be replaced with roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	MAY-04

Event: Roof accessories and flashings to be replaced

Concern:

Existing roof flashings

Recommendation:

Roof accessories and flashings to be replaced with roof.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$69,336	Low

Updated: October 1 2004

B3020.02 Other Roofing Openings*

No Roof Hatch. Access to roof is by External Ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	MAY-04

Event: Roof Hatch

Concern:

No Roof hatch access to roof. Exterior ladder used.

Recommendation:

Provide roof hatch and Inside Ladder when roof is being replaced

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2009	\$11,556	Low

Updated: October 1 2004

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

Painted Concrete Block throughout. Wood Stud Framed partitions in administration area only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAY-04

C1010.03 Interior Operable Folding Panel Partitions**

(2002) Removable panels between Gymnasium and stage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAY-04

C1010.04 Interior Balustrades and Screens, Interior Railings*

(2002) Metal at steps from stage only

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	MAY-04

C1010.05 Interior Windows*

Pressed Steel Frames with tempered glass panes

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	MAY-04

C1020.01 Interior Swinging Doors**

Hollow Metal doors and Pressed Steel Frames painted throughout. Solid core wood in P.S.F. in Administration Area only. Heavy commercial grade hardware

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAY-04

C1020.03 Interior Fire Doors*

Labelled Hollow metal doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAY-04

C1030.01 Visual Display Boards**

(2002) Combination of Grey boards and White Boards. Issue with colour of grey boards - no good contrast.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	MAY-04

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

(2002) One each Handicapped Accessible metal toilet partitions. Remaining enclosures are Conc. Block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAY-04

C1030.10 Lockers**

(1996) Full height metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAY-04

C1030.14 Toilet, Bath, and Laundry Accessories*

(2002) Wall mounted accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAY-04

C2010 Stair Construction*

Metal service stair to Mechanical loft over old Gym area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAY-04

C2020.08 Stair Railings and Balustrades*

Metal

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAY-04

C2020.11 Other Stair Finishes*

Concrete steps in metal pans covered with Rubber threads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

C3010.01 Concrete Wall Finishes*

Concrete block painted throughout. Epoxy wall coating in New Gymnasium and new common area foyer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAY-04

C3010.04 Gypsum Board Wall Finishes*

Some Decorative Gypsum Board panels in Library painted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAY-04

C3010.06 Tile Wall Finishes**

(2002) Ceramic Tile on washroom walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAY-04

C3010.09 Acoustical Wall Treatment**

(2002) Acoustic fabric panels in band room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	MAY-04

C3010.11 Interior Wall Painting**

(2002) Painted Concrete block

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	5	MAY-04

C3020.01 Concrete Floor Finishes*

Painted in Mech. Room, Gym Storage and I.A. room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAY-04

C3020.02 Tile Floor Finishes**

(2002) Ceramic in washrooms, Quarry Tile in main entry foyer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAY-04

C3020.04 Wood Flooring**

(2002) Gym Wood floor in new Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	MAY-04

C3020.07 Resilient Flooring**

(2002) Band Room and General office waiting area has Corlon. Vinyl Tile (VCT) in classrooms & corridors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAY-04

C3020.08 Carpet Flooring**

(2002) In General Office, Library and Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	MAY-04

C3030.04 Gypsum Board Ceiling Finishes*

Some Gyp Board bulkheads in library, foyer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAY-04

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

T-Bar

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	MAY-04

D1010.02.02 Wheelchair Lifts

(2002) Open wheelchair lift to stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

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

Flush Tank and Flush Valve type waterclosets. Some low consumption models have been installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

D2010.02 Urinals**

Wall hung with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

D2010.03 Lavatories**

Vanity mounted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

D2010.04 Sinks**

Stainless steel sinks in CTS, labs and staff room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

D2010.05 Showers**

(2001) New showers provided in Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

D2010.08 Drinking Fountains / Coolers**

Wall hung

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

D2020.01.01 Pipes and Tubes: Domestic Water*

(2001) 150mm water service to building.
Domestic water piping within the building is copper throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAY-04

D2020.01.03 Piping Specialties (Backflow Preventors)**

(2001) Backflow prevention provided on fire protection system, domestic water service, and irrigation system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D2020.02.06 Domestic Water Heaters**

(2001) Single natural gas fired tank type domestic water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAY-04

D2020.03 Water Supply Insulation*: Domestic

Domestic water piping is fully insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D2030.01 Waste and Vent Piping* -West

(2001) Sanitary upgrades in crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAY-04

D2040.01 Rain Water Drainage Piping Systems*

(2001) 300mm service to municipal main added at East side of building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAY-04

D2040.02 Rain Water Drainage Specialties*

Roof drains on older portions of the building spill to pads on grade. Drain away from building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

D2040.02.04 Roof Drains**

(2001) Roof drains over addition (East end) collected inside building and tied into municipal service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	MAY-04

D3010.02 Gas Supply Systems*

(2001) Upgraded and relocated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAY-04

D3020.01.01 Heating Boilers & Accessories: Steam**

Steam heating system via one Napanee Boiler which is very old. (2001) Burner upgraded.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	MAY-04

Event: Replace aging boiler

Concern:

Boiler is aging. Single boiler does not allow for back-up. Efficiency of older boilers is generally low.

Recommendation:

Replacement of boiler.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$75,114	Low

Updated: October 1 2004

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

(2001) New chimney installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	MAY-04

D3020.01.04 Water Treatment: Steam Boilers*

(2001) Condensate receiver and boiler feed system installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	MAY-04

D3020.03.01 Furnaces**

(1998) Furnaces serving west classrooms retrofit to steam heating. Gas heat exchangers removed; steam coils installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	MAY-04

Event: Replace West Classroom Furnaces

Concern:

Blower sections and cabinets are old (1965) and in poor condition.

Recommendation:

Replace five converted furnaces with single air handling unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$52,002	Low

Updated: October 1 2004

D3030.06.02 Refrigerant Condensing Units**

(2001) Provides cooling for Mezzanine air handling unit DX Cooling Coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAY-04

D3040 HVAC Distribution (Distribution Systems)

(2001) Glycol distribution to penthouse and gymnasium air handling units, zone reheat coils, perimeter radiant panels and entrance force flow unit heaters in addition areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAY-04

D3040.01.01 Air Handling Units: Air Distribution**

(2001) Roof mounted penthouse air system with service vestibule serving gymnasium.

(2001) Custom air handling unit serving administration area, band room, drama, seminar area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	MAY-04

D3040.01.01 Air Handling Units: Air Distribution**

(1965) Trane Torrivent built-up units to interior classrooms .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	MAY-04

Event: Replace Interior Classroom Air System

Concern:

Unit is servicable but is aging.

Recommendation:

Replace with new roof mounted air system tied into existng ductwork.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$27,734	Low

Updated: October 1 2004

D3040.01.03 Air Cleaning Devices:Air Distribution*

(2001) Cartridge type disposable filters provided for ventilation system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D3040.02 Steam Distribution System:Piping/Pumps**

Steam and condensate piping in crawl space to steam heating coils in classroom unit ventilators, radiation and convectors in corridors, centre classroom air handler, converted furnaces, and some force flow unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	MAY-04

Event: Replace Steam & Condensate Piping

Concern:

Condensate piping is in poor condition and requires continuous attention.

Recommendation:

Replace steam distribution to unit ventilators, fan coils, and converted furnaces with glycol distribution system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$173,340	Medium

Updated: October 1 2004

D3040.03.01 Hot Water (Glycol) Distribution Systems**

(2001) Glycol distribution to penthouse and gymnasium air handling units, zone reheat coils, perimeter radiant panels and entrance force flow unit heaters in addition areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D3040.04 Special Exhaust Systems

Central exhaust provided to washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

D3040.04 Special Exhaust Systems

Welding exhaust and Murphy dust collector system in CTS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

D3040.05 Heat Exchangers**

(2001) Steam to Glycol heat exchanger in penthouse mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	MAY-04

D3050.02 Air Coils**

(2001) Glycol zone reheat coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

D3050.03 Humidifiers**

(2001) Steam humidifiers for renovated areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	25	MAY-04

D3050.05.06 Unit Heaters**

Force flow units provided in vestibules with line voltage controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

D3050.05.07 Unit Ventilators**

Trane unit ventilators in exterior classrooms in poor condition and do not provide quality space comfort control.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	MAY-04

Event: Replace Unit Ventilators

Concern:

Aging units require increased maintenance and do not provide adequate space comfort control.

Recommendation:

Replace with new glycol unit ventilators with similar configuration.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$52,002	Low

Updated: October 1 2004

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

(2001) Perimeter radiant panels in administration area and change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	MAY-04

D3060.02.01 Electric and Electronic Controls**

Line voltage t-stats for force flow units and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAY-04

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

Johnson Controls Metysis on all new equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAY-04

D4010 Sprinklers: Fire Protection*

(2001) Building sprinklers added.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAY-04

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Hand extinguishers throughout, blankets and showers (i.e., in CTS areas).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

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

(2001): Pad mounted transformer provided on school property and is located on the south - east coner of the property..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	MAY-04

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

(2001): Main switchboard (main distribution) provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	40	MAY-04

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

(2001): Branch circuit panelboards provided in the new addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAY-04

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

Old breaker panels still exist in 1960 portion (original building) and in the 1965, and 1976 portins of the school. These panels are nearing the end of thier life cycles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	MAY-04

Event: Breaker panel replacement.**Concern:**

Even though new panels have been provided as part of the various renovations over time, some old panels still remain especially in the original building (1960), 1965 and 1976 and these panels are nearing the end of their life cycles.

Recommendation:

Replace original panels with higher capacity breaker panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$40,446	Medium

Updated: October 1 2004

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

(2001): Motor control has been provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAY-04

D5010.07.02 Motor Starters and Accessories**

(2001):Motor starters have been provided in the motor control centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D5010.07.03 Variable Frequency Drives**

(2001): Variable frequency drives provided for mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D5020.01 Electrical Branch Wiring*

(2001): New branch wiring provided in the addition. In the rest of the school, branch wiring is in good condition as it has been upgraded at various stages as renovations were undertaken.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAY-04

D5020.02.01 Lighting Accessories (Lighting Controls)*

All areas have been provided with local switching.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D5020.02.02.02 Interior Florescent Fixtures**

Enegy efficient type utilizing T8 lamps and electronic ballasts have been provided throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D5020.02.02.03 Interior Metal Halide Fixture*

(1997) Metal halide fixtures provided in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D5020.02.03 Emergency Lighting*

(1997 to 2001) Emergency lighting and exit lighting provided throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D5020.02.05 Special Purpose Lighting*

(1997) Stage lighting provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D5020.03.01.03 Exterior Metal Halide Fixtures*

Exterior lighting is of the metal halide type and is building mounted. Wall packs have been provided over each entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D5020.03.02 Lighting Accessories (Lighting Controls)*

Exterior lighting control has been provided by photocell/time clock with manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

D5030.01 Detection and Alarm Fire Alarm**

(1997) Addressable fire alarm system provided : Notifier, Model AFP 400.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAY-04

D5030.02.02 Intrusion Detection**

Basic security alarm system with motion detectors and alarm key pad. It is a Chubb Security system and was in place prior to the 2001 renovations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	MAY-04

D5030.04.01 Telephone Systems**

(1997) A meridian telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	MAY-04

D5030.04.02 Paging Systems*

(1997): An intercom and paging system provided with a paging amplifier. Intercom system is a Bogen product, and is complete with a multi-media retrieval system. Paging amplifier is the product of TOA. Telephones in each classroom. Intercom system and the paging system are interfaced with the telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	MAY-04

D5030.04.05 Local Area Network Systems*

(2001) Local area network consists of Cat 5e cablng, data racks, patch panels, hubs, etc all centrally located.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	MAY-04

D5030.06 Television Systems*

(1997) TV cabling provided throughout the school with TV outlets in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

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

(2002) Library tables chairs Moveable Book Racks and Study carrols.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

E1020.03 Theater and Stage Equipment*

(2002) Stage Curtain, Lights and controls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

E1020.07 Laboratory Equipment*

Standard Lab Equipment, Home made Fume Hood. Kiln in art room has direct exhaust to outside.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

E1090.01.01 Vacuum Cleaning Systems*

(1976) Industrial arts lab has sawdust collection system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

E1090.03 Food Service Equipment*

(2002) Small Kitchen with Fridge, Stove and Pop Dispenser near new Foyer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

E1090.04 Residential Equipment*

Fridge Stove Dishwasher in Staff Room. Fridges, Stoves, Freezer, Washers Dryers in Home Ec Lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	MAY-04

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Basketball hoops, Volleyball nets, Scoreboards, Retractable Bleachers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	MAY-04

E2010.02 Fixed Casework**

Millwork in classrooms, administration office and Home Ec Classroom

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	MAY-04

E2010.02.07 Kitchen Casework*

Finished plywood Millwork in small kitchenette.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

E2010.02.09 Library Casework*

Librarian's desk, book shelves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

E2010.03.01 Blinds**

Vertical venetian blinds in office. Built in Horizontal venetian blinds in exterior window panes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	MAY-04

E2010.05 Fixed Multiple Seating**

(2002) Custom made curved laminated wood benches in Main entry foyer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAY-04

E2020 Moveable Furnishings*

Standard classroom furniture

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAY-04

F1010.02.05 Grandstands and Bleachers**

(2002) Retractable bleachers in Gymnasium

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	0	MAY-04

F1020.02.13 Paint Booths*

Varnishing room in CTS woodworking lab

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

S8 FUNCTIONAL ASSESSMENT**K3020 Indoor Environment**

(2002) Air balancing and increase in ventilation done

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

K40 Current Code Issues

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

K4010.01 Barrier Free Route: Parking to Entrance

Main Front entrance access

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

K4010.02 Barrier Free Entrances

(2002) Barrier Free accesses at all entries. Push-pad door operator at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

K4010.03 Barrier Free Interior Circulation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

K4010.04 Barrier Free Washrooms

(2002) Metal stalls added.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

RECAPP Facility Evaluation Report



E. S. Laird School
S3722
Lloydminster (Alta)

Facility Details

Building Name: E. S. Laird School
Address:
Location: Lloydminster (Alta)
Building Id: S3722
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Denzil Lobo Architect
Evaluation Date: May 1 2004
Evaluator Name: Mr. Denzil Lobo

Total Maintenance Events Next 5 years: \$34,668
5 year Facility Condition Index (FCI): 0%

General Summary:

School Site located at North East corner of large city park grounds. Surrounded by play fields and ball diamonds Chain link fence along North property line. Parking lot is paved and on South East side of school. Site is serviced by City services Generally good upkeep of fields, parking lot and sidewalks. Very limited tree planting. Overall Site Condition Rating: 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**G2010.02.02 Flexible Pavement Roadway (Asphalt)****

Existing Pavement patched

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

G2010.05 Roadway Curbs and Gutters*

Concrete Curbs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

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

(2002) Surface Patched. Good slope to street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

G2020.06.04 Pavement Markings*

(2002)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

G2040.02 Fences and Gates**

Fencing around site is chain link.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

G2040.03 Athletic and Recreational Surfaces**

Basketball hoops and small play structures on South side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

G2040.04.01 Play-Field Equipment and Structures*

Football/soccer pitch, two baseball diamonds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

G2040.06 Exterior Signs*

School name wall mounted at front entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

G2040.08 Flagpoles*

Single flagpole at entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

G2050.04 Lawns and Grasses*

Replaced around additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

G3010.03 Site Fire Protection Water Distribution*

Connected to City Services

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

G3020.01 Sanitary Sewage Collection* - East

(2001) New 150mm sanitary for addition areas provided to east.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	MAY-04

G3020.01 Sanitary Sewage Collection* - North

Existing 200mm sanitary service (North) to building is in poor condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	MAY-04

Event: Replace Sanitary Service

Concern:

Service under gravelled roadway is beginning to crush as indicated by Maintenance personnel

Recommendation:

Replace sanitary service from North face of building to municipal main.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$34,668	Medium

Updated: September 30 2004

G3030.01 Storm Water Collection*

Fields are generally flat, with crowned middle. No concerns raised over drainage problems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

G3030.02 Storm Water Equipment*

Surface drainage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

G4010.02 Electrical Power Distribution Lines*

Underground power distribution cables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

G4010.04 Car Plugs-ins*

Plug-in at staff parking areas, is on wood posts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAY-04

G4020.01 Area Lighting*

Wall mounted lights provided beside exterior doors. Light Poles in Parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAY-04