

RECAPP Facility Evaluation Report

Peace Wapiti School Div No. 76



Harry Balfour School

B3500A

Grande Prairie

Facility Details

Building Name: Harry Balfour School
Address: 10815 - 104 Street
Location: Grande Prairie

Building Id: B3500A
Gross Area (sq. m): 6,182.93
Replacement Cost: \$16,844,408
Construction Year: 0

Evaluation Details

Evaluation Company: Denzil Lobo Architect
Evaluation Date: March 15 2006
Evaluator Name: Mr. Denzil Lobo

Total Maintenance Events Next 5 years: **\$35,055**
5 year Facility Condition Index (FCI): **0.21%**

General Summary:

Original School building was built in 1956, with additions in 1962, 1965, 1975, 1986. Portables were attached in 1980 and 1986. The school section is a single storey grade K-9 junior High School with a present enrolment of just over 650 students. The school is located in a residential neighborhood and provides large areas of playground on the site for community use. Exterior access to site has asphalt paved road. Paved parking at front and paved fire lane at rear. Access to main entrance has concrete paving and concrete sidewalk. Driveways are asphalt, 4 accesses from road ways and bus lanes/drop-off areas at the rear of the school. Exterior site landscaping is lawn and grass. Outdoor athletic areas are rough grass and hard surface. Play ground areas are pea gravel base. Exterior grading is flat, roof drains are tied in to manhole in parking lot and to city storm water drain. There are 5 catch basins on east side of school. The building has been well maintained and is in good condition for its age. It has limited Barrier Free Facilities at this time.

Structural Summary:

The original building 1956 has grade beam and footing with crawl spaces. Additions in 1962, 1965, 1975 and 1986 have strip footing and structural slab on grade beam. Bearing walls are concrete block and roof framing is steel beams, steel joists and steel deck over concrete block walls. Structural interior supporting floors are concrete floors. Mechanical room mezzanine has concrete slab supported on concrete block walls. Skylights and metal canopy at front. The structural components of the building appear to be in good condition.

Envelope Summary:

The building exterior has pre-finished metal fascia, hollow pre-finished metal wall panels with brick cladding below. Metal canopy at the front entry and exterior metal soffits under entry overhangs. Metal and wood fascias. Commercial aluminum windows with sealed glass units. Exterior utility doors are insulated metal in PSF. The Gymnasium roof was replaced in 2005 with SBS. Gravel roof rest of school additions. Asphalt shingles lean- to roof Gymnasium storage. Access to roof is from mechanical room. Skylight in atrium entry courtyard. Overall Envelop condition rating: Good.

Interior Summary:

Interior corridor walls and, penthouse between the two Gymnasium walls are concrete block walls painted. Fixed partitions are wood stud framed walls. Classroom doors are solid core wood with glass panels, mechanical rooms have metal doors with PSF. Full height metal single tired lockers in hallways. Vinyl Tile and sheet Vinyl flooring in glass rooms, carpet in Library, Office, corridors and Music room. Maple hardwood flooring in Gymnasium. Ceramic tiles in wash rooms. Metal fabricated compartments in toilet and showers. Stainless steel and vinyl wall and corner guards through out. Suspended T-bar and Drywall ceilings. PVC blinds through out. Fixed interior landscaping includes trees, shrubs, birds in Atrium at the entrance. Overall Interior Rating is good.

Mechanical Summary:

The heating system consists of two (2) Cleaver Brooks Boilers (2250 MBH c/w glycol) located in the original building and installed in 1989. The ventilation is provided a number of Climate Master air handling units. These were installed in 1987 and are in good condition. Furnaces serving the older portables will require replacement over the next few years. Flush tank toilets should be upgrade for efficiency and to meet current code requirements. Many of the porcelain enameled lavatories require replacement.

Electrical Summary:

A 1200A,, 120/208V, 3 phase, 4 wire service has been provided for the school and is fed from an on-site pad mounted transformer. The switchboard is located in the electrical room in the 1986 wing and has spare capacity for the addition of future breakers. Lighting is provided by fluorescent fixtures upgraded in 2000 with T8 lamps and electronic ballasts. Fire alarm system is an Edwards 6616, intrusion system a DSC alarm system, both monitored off site. Each classroom equipped with communication system and data outlets. Overall, the electrical systems are in a good condition.

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

S1 STRUCTURAL**A1010 Standard Foundations***

(1956) Original Building Crawl Space and Concrete Strip Footing on perimeter.
 (1962) (1965) (1886) Additions Strip Footing and Slab on Grade.
 (1975) Addition Storage for Gymnasium Piles and Grade Beam.

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

A1030 Slab on Grade*

Concrete Slab on Grade throughout except 1956 Wood Frame.

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

A2020 Basement Walls (& Crawl Space)*

(1956) Mechanical Room has Concrete Basement Walls.

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

B1010.02 Structural Interior Walls Supporting Floors*

Pent House between the two Gymnasium has Concrete Block Wall Construction.
 Mezzanine Floor has Q Deck and Conc. Slab on Steel Beams and Conc. Block Wall.

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

B1010.05 Mezzanine Construction*

(1986) Mezzanine Floor Concrete Slab on Steel Deck, Steel Columns and Conc. Block Wall.

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

B1010.07 Exterior Stairs*

(1962) Wood Frame Exterior Landing and Stairs to Large Gymnasium Stage rear Entry.
 Concrete Steps at the front School Entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

B1010.11 Other Floor Construction*

(1956) Wood floor Construction.
Slab on Grade on all other areas.

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

B1020.01 Roof Structural Frame*

Built-up Roofing over Steel Columns, Steel Beams and Steel Deck.

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

B1020.04 Canopies*

Metal Canopy at front Entrance.

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

B1020.06 Roof Construction Fireproofing*

Rated Drywall underneath the roof framing and above the T-bar Ceiling.

<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***

Brick Veneer below and Metal Siding above.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	MAR-07

B2010.01.06.03 Metal Siding**

Metal Siding fascia above Brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

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

Brick Veneer exterior, Concrete Block Wall interior.

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

B2010.06 Exterior Louvers, Grilles, and Screens*

Exterior Aluminum Grills to Mechanical Room.

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

B2010.09 Exterior Soffits*

Pre-finished metal soffits at exterior.
Metal soffit to Entrance Canopy.

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

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

Commercial Aluminum framed sealed glazed windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-07

B2030.03 Large Exterior Special Doors*

Double Metal Insulated Metal Door with astragals for Gymnasium.

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

B2030.05 Other Exterior Doors*

Hollow Insulated Metal Doors with PSF.

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

B3010.02.01.01 Asphalt Shingles**

Asphalt Shingles replaced on (1975) Gymnasium Storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	SEP-07

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

Built-up Asphalt and Gravel roofing replaced on (1962) and (1965) Sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	MAR-07

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

SBS Roofing on Large Gymnasium replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	MAR-07

B3010.08.02 Metal Gutters and Downspouts**

Interior Cast Iron Down Spouts.

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

B3020.01 Skylights**

Pyramid shaped skylight over front Entrance.
Acrylic dome skylight over Aviary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-07

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

Access to flat Roof is from Mechanical Room Roof Hatch.

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

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

Wood Studs, Framed Walls with Drywall.
Concrete Block Wall in Gymnasium and Corridor walls.

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

C1020.01 Interior Swinging Doors*

Classrooms, Library and Offices have Solid Core Wood Doors with Glass Inserts.
Mechanical Room has Hollow Metal rated Doors.

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

C1020.03 Interior Fire Doors*

Fire Alarm with Magnetic Hold open devices on fire doors.

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

C1030.01 Visual Display Boards**

Green and White Boards in Class Rooms.
Display Boards and Vinyl Tack Boards with Aluminum Frame.

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

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

Fabricated Metal Partitions for Toilets and Showers throughout.

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

C1030.10 Lockers**

Single Tired Lockers in North-end Hallways have been repaired and painted.

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

C1030.12 Storage Shelving*

Metal Shoe Storage Shelving in Vestibules.
Wood Shelving in Gymnasium Storage.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Change Rooms have Showers in-between two Gymnasium.
Standard Porcelain Toilets in Men's and Women's Wash rooms.

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

C1030.17 Other Fittings*

A Vanity, Sink and Mirror in Wash room.
Drinking Water Fountains in corridors near Wash rooms.

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

C2010 Stair Construction*

Wood Stairs and Steel Railing in Mechanical room.
Concrete Stairs and Steel Railing at the Entrance.

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

C2020.08 Stair Railings and Balustrades*

Steel Pipe Railings to Entrance Stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

C2020.11 Other Stair Finishes*

Ceramic Tiles on stairs and landings.

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

C3010.04 Gypsum Board Wall Finishes*

Painted Gypsum Board Walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

C3010.06 Tile Wall Finishes**

Ceramic Tiles on Wash Room Walls.

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

C3010.09 Acoustical Wall Treatment**

Sprayed Fiber Acoustical Coated finish in Band Room.

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

C3010.11 Interior Wall Painting*

Walls are painted on an on-going basis.

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

C3020.01 Concrete Floor Finishes (Paint)

Concrete Floor Painted in Mechanical Room.

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

C3020.02 Tile Floor Finishes**

Mosaic and Quarry Tiles in Wash Rooms.
4x8 Ceramic Tiles at Entrance and Student Gathering Area.

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

C3020.04 Wood Flooring**

Small and Large Gymnasium have Maple Wood Flooring.
Stage has Wood Flooring.

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

C3020.07 Resilient Flooring**

Sheet Vinyl Flooring In Vestibules, Computer Room, Science Room and Corridors.

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

C3020.07.01 Resilient Tile Flooring

Vinyl Tile Flooring in Science Room and Class Rooms.

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

C3020.08 Carpet Flooring**

Carpet in Music Room, Band Room and Library.

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

C3020.11 Floor Painting

Mechanical room Concrete Floor painted.

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

C3020.14 Other Floor Finishes*

Quarry Tile in Entrance Vestibules and in Aviary around plant bed surround.

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

C3030.04 Gypsum Board Ceiling Finishes*

Painted Gypsum Board Ceiling in Wash rooms, Food Preparation Room, Student Gathering Area, Stair Well Ceiling, Storage Room and Vestibules.

<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)**

T-Bar Ceiling in Vestibules, Class rooms, Science room, Corridors and Band room.

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

C3030.09 Other Ceiling Finishes*

Steel Trusses and Metal Deck in Music room and Gymnasium.

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

S4 MECHANICAL

D2010.01 Water Closets

Floor mounted flush valve water closets used in the student's washrooms. Units have elongated bowls with open front seats. Flush valve water closets are also used in staff washrooms and gymnasium office washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	SEP-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	18	number	

D2010.01 Water Closets - Flush Tank

Flush tank water closets, 5 gallon flush in 1965 and 1975 addition washrooms. Variety of seating configurations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	35	SEP-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	12	number	

Event: Replace water closets

Concern:

Seating configuration does not meet code.

Recommendation:

Replace flush tank water closets with flush valve models with elongated bowls and open front seats.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2008	\$11,808	Low

Updated: OCT-07

D2010.02 Urinals

Wall mounted urinals with flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	SEP-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	11	number	

D2010.03 Lavatories

Vanity mounted lavatories. Most are china or porcelain enamel steel with ribbed handle faucets. Many of the porcelain lavatories are chipped.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	30	MAR-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	29	number	

Event: Replace damaged lavatories

Concern:

A number of the porcelain enameled lavatories are chipped and rusting.

Recommendation:

Replace 13 PE lavatories with stainless steel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$7,995	Low

Updated: OCT-07

D2010.04 Sinks**

Single and double compartment stainless steel sinks for staff rooms, CTS, and in some classrooms.

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

D2010.05 Showers**

Gang showers in main gymnasium change rooms. ADA shower added in small gym change room.

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

D2010.08 Drinking Fountains / Coolers**

Vitreous china, stainless steel, and fiberglass wall hung water fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1986	30	OCT-07

Event: Replace Drinking Fountains

Concern:

Fiberglass drinking fountains are in poor condition.

Recommendation:

Replace 4 drinking fountains with stainless steel models

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,460	Low

Updated: OCT-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	40	MAR-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow prevention devices have been added to the boiler feed systems.

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

D2020.02.02 Plumbing Pumps: Domestic Water**

Grundfos UPS15-42F inline circulator are used for domestic hot water recirculation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-07

D2020.02.06 Domestic Water Heaters**

Two State Sandblaster model SBT70-360 natural gas fired, tank type water heaters are located in the main mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	20	SEP-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	217	kW	

Event: Replace Domestic Water Heaters

Concern:

Water heaters are old and showing signs of wear/corrosion.

Recommendation:

Provide two new water heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$9,840	Medium

Updated: OCT-07

D2020.03 Water Supply Insulation : Domestic*

1" thick fibreglass insulation on domestic hot and cold water lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-07

D2030.01 Waste and Vent Piping*

Cast iron with MJ clamps and copper DWV. Some plastic piping used for repairs and recent revisions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	50	SEP-07

D2040.01 Rain Water Drainage Piping Systems*

Cast iron piping throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	50	MAR-07

D2040.02.04 Roof Drains*

Open flow roof drains with aluminum grates.

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

D3010.02 Gas Supply Systems*

Gas meter is located in the gymnasium mechanical room. Gas is regulated to 7" to serve the equipment in the main school. A 100mm low pressure gas line feeds into the boiler room and a second 100mm line runs across the roof to the portables. Gas piping is welded steel throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	50	MAR-07

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

Two Cleaver Brooks series 650, model WTW-2250 natural gas fired water-tube glycol heating boilers provide heating for the facility. Each boiler has a high altitude output of about 528 kW. An Extrol 1000-1 expansion tank has been provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-07

<u>Capacity Size</u>	<u>Capacity Unit</u>
1055	kW

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

B-vent up through the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-07

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

Glycol treatment is provided for the heating system including Westeel glycol fill tank and side stream filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	SEP-07

D3020.03.01 Furnaces - Portables**

Newer portables have Change-Air unit to provide heating and ventilation to the each space.

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

<u>Capacity Size</u>	<u>Capacity Unit</u>
2	number

D3020.03.01 Furnaces**

Palm Air furnaces in older portables provide heating and ventilation through perimeter ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	25	OCT-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	4	number	

Event: Replace Furnaces

Concern:

Furnaces are beyond their expected life and are in poor condition.

Recommendation:

Replace Palm Air furnaces with Change Air units similar to the newer portables.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$14,760	Low

Updated: OCT-07

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

B-vent chimneys and combustion air provided for each portable furnace.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-07

D3040.01.01 Air Handling Units: Air Distribution**

There are a total of six (6) Climate Master air handling units serving the original building. These units are low pressure and are generally include a pumped glycol heating coil, a filter section, and a mixing section.

The ventilation for the 1958 original building is provided by a constant volume Climate Master air handling unit model FLSI-H-70W (6,380 CFM, 70 MBH).

The ventilation for the 1962 addition is provided by a constant volume Climate Master air handling unit model FLSI-H-244W (12,500 CFM, 224 MBH).

The ventilation for the Main Gymnasium is provided by a constant volume Climate Master air handling unit model FLSI-H-564W (5,500 CFM, 564 MBH).

The ventilation for the Small Gymnasium is provided by a constant volume Climate Master air handling unit model FLSI-H-229W (2,700 CFM, 229 MBH).

The ventilation for the 1965 addition is provided by two constant volume Climate Master air handling units, model FLSI-H-192W (4,925 CFM, 192 MBH) and FLSI-H-74W (6,850 CFM, 74 MBH).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	SEP-07

D3040.01.04 Ducts: Air Distribution*

Low pressure distribution ductwork is run in the ceiling space. Bulkheads have been provided in some classrooms to permit distribution into the space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	MAR-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Ceiling diffusers and wall grilles used in finished spaces. Louvered drum diffusers in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-07

D3040.03.01 Hot Water Distribution Systems**

Heated glycol from the heating boilers is circulated through steel piping to perimeter wall fin radiation, vestibule cabinet unit heaters, unit heaters and coils in the air handling units.

Circulating pumps are Taco, model FM 2508, base mounted, end suction centrifugal pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	SEP-07

D3040.04.01 Fans: Exhaust**

In-line and roof mounted centrifugal exhaust fans for washroom and general exhaust applications. Separation between exhaust and intake grilles appears to be adequate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-07

D3040.04.03 Ducts: Exhaust*

Low velocity exhaust air ducts from exhaust grilles to fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate and louvred exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-07

D3050.01.02 Packaged Rooftop Air Conditioning Units**

There are three roof top gas fired units serving the computer rooms and the main entrance. Two of the units are Engineered Air and the other one is a Lennox unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

D3050.05.03 Finned Tube Radiation**

Perimeter finned tube radiation cabinets are used for perimeter heating throughout the school. Finned tube radiation built into millwork in classrooms.

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

D3050.05.06 Unit Heaters**

Wall and ceiling mounted cabinet unit heaters located at entrance. Horizontal unit heater in mechanical room for combustion air heating.

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

D3060.02.02 Pneumatic Controls**

Control actuators throughout are pneumatic. Zone control is provide by proportional pneumatic thermostats and normally open heating valves. Control air is produced by a DeVilbiss DUDL-5545A tank mounted duplex compressor with a refrigerated air dryer.

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

D3060.02.03 Pneumatic and Electric Controls

Line voltage thermostats used on entrance heaters and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	0	MAR-07

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

Powers BMCS has been installed. Existing pneumatic actuators have been retained on valves and dampers. Provides basic monitoring and control of building systems. Energy management capabilities are limited because of the limitations of the existing mechanical systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	80	points	

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers appropriately located in cabinets and service spaces. 10# ABC

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

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

An FPE 2 section switchboard, rated at 1200A, 120/208V, 3 phase 4 wire has been provided and is fed underground from an on-site pad mounted transformer that is located on the west side of the property. The switchboard is located in the electrical room in the 1986 wing. It is complete with a 1200 main breaker. All breakers are of the molded case type. All feeder breakers have been well identified and there is ample spare capacity in the distribution section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	40	MAR-07

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

Branch circuit panels are located in the classroom wings and in service rooms. Panel boards are approximately 80% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	25	MAR-07

D5010.07.02 Motor Starters and Accessories**

Motor control is provided by wall mounted magnetic motor starters. Starters are complete with pilot lights and hand-off-auto selector switches. Starters are located in the vicinity of the equipment being controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-07

D5020.01 Electrical Branch Wiring*

All branch wiring is copper and is installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	50	MAR-07

D5020.02.01 Lighting Accessories (Lighting Controls)*

Lighting control is generally provided by line voltage switches. All areas are locally switched. Low voltage switching has been provided for the gym. Service rooms and wash rooms are equipped with motion sensing switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	MAR-07

D5020.02.02.02 Interior Florescent Fixtures**

Surface mounted and recessed mounted fixtures have been provided. Fixtures are complete with T8 lamps and electronic ballasts.

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

D5020.02.03 Emergency Lighting

Battery packs and remote heads have been provided throughout the school for emergency lighting. All paths and points of egress are adequately covered. Battery packs are tested on an annual basis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	MAR-07

D5020.02.03.03 Exit Signs*

Exit signs are of the energy efficient, LED type. Exit lights have been provided over each required exit.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted fixtures have been provided all around the building including the entrances.. Fixtures are rated at 150 Watt with some at 100 Watts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	25	MAR-07

D5020.03.02 Lighting Accessories (Lighting Controls)*

Exterior lighting is controlled by photo cell/ time clock with a manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	25	MAR-07

D5030.01 Detection and Fire Alarm**

Fire alarm system is the product of Edwards, 6616. It is a hard wired system that is zoned and is complete with heat detectors, smoke detectors, pull stations, and bells. Main control panel is located in the main entrance vestibule, along with a passive graphic. The system is externally monitored and annually tested.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-07

D5030.02.02 Intrusion Detection**

A DSC intrusion alarm system has been provided. It is complete with motion sensors, door contacts and key pads. System is externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-07

D5030.04.01 Telephone Systems*

Telephone service is underground and it terminates in the janitorial supply room. An NEC telephone system has been provided with a phone set in the administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-07

D5030.04.03 Call Systems**

The call system is the product of Bogen Multicom 2000 and is located in the janitorial supply room. It is interfaced with the phone system. Each classroom has been provided with a telephone set. Speakers have been provided in each class room and in the corridors. A music centre is interfaced with the call system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	MAR-07

D5030.04.04 Data Systems*

Cat 5 data cabling has been provided throughout the school. Data outlets have been provided in each of the classrooms and in the administration areas. The network is located in the computer lab, and is complete with a data rack containing patch panels, hubs and switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	MAR-07

D5030.06 Television Systems*

Cable TV service has been provided for the school. The terminal board is located in the electrical room. A TV outlet has been provided in each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	20	MAR-07

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

Round Tables, Desks, Chairs, Book Racks, Computer work Stations and separate teaching area for small children.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	SEP-07

E1020.07 Laboratory Equipment*

Normal Laboratory apparatus provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-07

E1090.03 Food Service Equipment*

Food kiosk has Cabinets, Cooler, Freezer, service counter with metal curtain door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-07

E1090.04 Residential Equipment*

Home Living Skills Class Room has Wall Mounted Shelving, counters, Cabinets, Washer, Dryer and Stove.
Staff Room Have 2 Bridges, Freezer, Dishwasher, 2 Microwave Ovens, Coffee Maker, Tables and Chairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-07

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Small Gymnasium have climbing Bars, Hockey Nets and 2 Basket Ball Hoops.
Large Gymnasium have Electronic Score Board and 6 Basket Ball Hoops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	15	SEP-07

E2010.02.05 Educational Facility Casework

Home Living Skills Class Room have Washer, Dryer, Wall Mounted Shelving, Kitchen counters and Cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	35	MAR-07

E2010.02.07 Kitchen Casework

Plastic Laminated Counter Tops and Cabinets in Staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-07

E2010.03.01 Blinds**

Vinyl Blinds on Windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-07

E2010.03.06 Curtains and Drapes**

Gymnasium stage have curtains on tracks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-07

E2010.06 Fixed Interior Landscaping*

Aviary has dome skylights, round depressed pit, plants and palm Tree.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	35	SEP-07

F1020.02 Special Purpose Rooms*

Sick room near Administration Office.

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

F1020.02.04 Cold Storage Rooms*

Cold Storage Area attached to Large Gymnasium to store chairs and stage equipments.

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

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

Existing concrete stairs at front school entrance. Does not have ramp for easy wheelchair access.

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

Event: Provide Ramp for Wheelchair Access.**Concern:**

At front main school entrance does not have ramp for easy wheelchair access.

Recommendation:

Provide concrete ramp for handicapped at the main school entrance.

Consequences of Deferral:

Limit access ability of the handicapped.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$24,600	Low

Updated: OCT-07

K4010.02 Barrier Free Entrances*

Set of double metal door at the main entrance.

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

Event: Provide Power Assisted Door Operators at Main Entry.**Concern:**

Existing metal door at front entrance is not equipped with Power Assisted Operators.

Recommendation:

Provide one Power Assisted Door Operator and one Push Pad required at main entry door to meet Barrier Free Code Requirements.

Consequences of Deferral:

Limits Access ability of the Handicapped.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$12,300	Medium

Updated: OCT-07

K4010.03 Barrier Free Interior Circulation*

Interior circulation one level.

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

K4010.04 Barrier Free Washrooms*

Barrier Free Wash Rooms are located at the Student Gathering Area.

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

Event: Barrier Free Access upgrade in Washrooms.

Concern:

Wash room fixtures not suitable for Handicap. Sink not accessible, tap do not have levers and no grab bars.

Recommendation:

Upgrade fixtures in wash rooms to suite Barrier Free Requirements.

Consequences of Deferral:

Limits Access ability of the Handicapped.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$18,450	Unassigned

Updated: OCT-07

RECAPP Facility Evaluation Report

Harry Balfour School

S3500

Grande Prairie

Facility Details

Building Name: Harry Balfour School
Address:
Location: Grande Prairie

Building Id: S3500
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Denzil Lobo Architect Ltd.
Evaluation Date: March 15 2006
Evaluator Name: Denzil Lobo

Total Maintenance Events Next 5 years: \$86,000
5 year Facility Condition Index (FCI): 0%

General Summary:

The school is located in a residential neighborhood and provides large areas of playground on the site for community use. Exterior access to site has asphalt paved road. Paved parking provided at the front and paved fire lane at the rear. Access to main entrance has concrete paving and concrete sidewalk. Driveways are asphalt access from road ways and bus lanes/drop-off areas at the rear of the school. Exterior site landscaping is lawn and grass. Outdoor athletic areas are rough grass and hard surface. Play ground areas are pea gravel base. Exterior grading is flat, roof drains are tied in to manhole in parking lot and to city storm water drain. There are 5 catch basins on east side of school.

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)***

Main floor elevation below elevation of adjacent municipal roadway.

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

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

1972 - Asphalt pavement at access road to staff parking lot from 95 St. and 88 Ave.

2002 - Asphalt pavement at access road to student parking area from 95 St.

2006 - Asphalt pavement at roadway service access to North side of school (Cafeteria and Industrial Arts).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	AUG-07

Event: Reconstruct asphalt roadway access to staff parking lot.**Concern:**

Asphalt roadway access to staff parking lot was installed 35 years ago.

Recommendation:

Reconstruct asphalt roadway access to staff parking lot.
(Approx. 120 sq.m. x \$80/sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$10,000	Unassigned

Updated: AUG-07

G2010.05 Roadway Curbs and Gutters*

1972 - Concrete curbs at access road to staff parking lot from 95 St. and 88 Ave.

2002 - Concrete curbs at access road to student parking area from 95 St.

2006 - Concrete curbs at roadway service access to North side of school (Cafeteria and Industrial Arts).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	AUG-07

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

1972 - Asphalt pavement at staff parking lot South of the school.
 2002 - Asphalt pavement at student parking area between 88 Ave and staff parking lot.

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

Event: Reconstruct asphalt staff parking lot.

Concern:

Asphalt at staff parking lot installed 34 years ago. Some cracks and depressions (with ponding) has been noted.

Recommendation:

Reconstruct asphalt staff parking lot.
 (Approx. 420 sq.m x \$80/sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$34,000	Unassigned

Updated: AUG-07

G2020.05 Parking Lot Curbs and Gutters*

1972 - Concrete curbs at staff parking.
 2002 - Concrete curbs at student parking area adjacent to 88 Ave.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	AUG-07

G2020.06.02 Parking Bumpers*

Concrete wheel stops at all parking stalls pinned to asphalt.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	AUG-07

G2020.06.03 Parking Lot Signs*

H/C parking stalls are identified with free standing post mounted sign.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	AUG-07

G2020.06.04 Pavement Markings*

Parking lines painted on pavement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-07

G2030.02.02 Asphalt Pedestrian Pavement**

1972 - Asphalt paved access at southwest of school linking main entrance to hard surface play area adjacent to skating rink. Asphalt pavement at hard surface play area to West of school.

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

Event: Reconstruct asphalt pedestrian pavement at SW of school

Concern:

Alligator cracks and heaves have been noted at asphalt pedestrian pavement areas at the SW corner of the school. Basketball backstops have been removed from the hard surface play area. Play area also serves as access to Music Classroom portable.

Recommendation:

Reconstruct asphalt pedestrian pavement at SW of school, including sidewalk and hard surface play area. (approx. 115 sq.m. x \$80/sq.m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$10,000	Low

Updated: AUG-07

G2030.03.03 Concrete Pavers

Interlocking concrete unit pavers at pedestrian link along south face of school from main entrance to 95 St.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete sidewalk access from 95 St. to South, East and North entrance doors. Concrete entrance apron, with dropped curb, at main entrance access from staff and student parking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	AUG-07

Event: Replace existing concrete sidewalks

Concern:

Existing sidewalks were layed in place in 1986.

Recommendation:

Replace existing concrete sidewalks with new.
(approx. 220 sq.m. x \$145/sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$32,000	Low

Updated: AUG-07

G2030.06 Exterior Steps and Ramps*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	AUG-07

G2040.02 Fences and Gates

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	AUG-07

G2040.03 Athletic and Recreational Surfaces**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	AUG-07

G2040.06 Exterior Signs*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	AUG-07

G2040.08 Flagpoles*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	AUG-07

G2050.04 Lawns and Grasses*

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

G2050.05 Trees, Plants and Ground Covers*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	AUG-07

G3010.02 Site Domestic Water Distribution*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	AUG-07

G3010.03 Site Fire Protection Water Distribution*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	AUG-07

G3020.01 Sanitary Sewage Collection*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	0	AUG-07

G3030.01 Storm Water Collection*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	AUG-07

G3030.01 Storm Water Collection*

Surface drainage to adjacent storm sewer. No significant problems with ponding or storm water management.

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

G4010.04 Car Plugs-ins*

Weather proof receptacles are mounted on timber guide rails, at staff parking only, providing service to 36 stalls.

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

G4020.01 Area Lighting*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	AUG-07