

# RECAPP Facility Evaluation Report

Buffalo Trail Regional Div #28



**Hughenden Public School**

B3582A  
Hughenden

**Facility Details**

**Building Name:** Hughenden Public School  
**Address:** 19 Rydberg Street  
**Location:** Hughenden

**Building Id:** B3582A  
**Gross Area (sq. m):** 3,408.62  
**Replacement Cost:** \$7,251,685  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** SKCB Architects  
**Evaluation Date:** April 10 2006  
**Evaluator Name:** Eric Lumley

**Total Maintenance Events Next 5 years:** \$537,000  
**5 year Facility Condition Index (FCI):** 7.41%

**General Summary:**

Hughenden School - General Summary

A single storey building constructed in several stages as follows:

- 1957 addition: 189.7.sq.m.
- 1959 addition: 1575.4 sq.m.
- 1986 addition: 974.62 sq.m.
- 1988 addition: 668.9 sq.m.

The 1957 and 1959 additions were modernized in 1986 at the same time the 1986 addition was added.

The 1950 original school was demolished to accommodate the 1988 addition.

**Structural Summary:**

The structure is typically wood framed or concrete block loadbearing walls with Glulam roof structure and metal roof deck on OWSJ. The foundations are concrete grade beams and piles, and strip footings with foundation walls. The structure is generally in acceptable condition.

**Envelope Summary:**

The envelope is facing brick exterior with stucco fascias. Roofing comprises an inverted roof system, 2 ply SBS roofing and tar and gravel roofing, all of which is in acceptable condition. The windows are anodized aluminum and entrance frames and doors are insulated hollow metal. The envelope is generally in acceptable condition.

**Interior Summary:**

The interior finishes comprise sheet vinyl flooring, carpet, and resilient wood flooring in the gym. Walls are painted concrete block and painted drywall. Ceramic tile in washrooms and change rooms. Typically t-bar ceilings in classrooms and painted/textured drywall in storage rooms and other areas. The interior is generally in acceptable condition.

**Mechanical Summary:**

Ventilation system consists of three indoor air handling units which supply air through low velocity ductwork in ceiling space. Heating is provided by two gas fired boilers to re-heat coils, perimeter radiation and unit heaters. Domestic water system is served by two gas fired water heaters, complete with hot water recirculation pump. Copper piping distribution throughout, conventional plumbing fixtures.

Building controls are pneumatic and controlled by DDC.

No air conditioning provided in Computer Lab.

Overall condition is acceptable

**Electrical Summary:**

Electrical systems were updated in 1986 and are well maintained. One older motor control center is past it's recommended lifespan. Emergency luminaries are installed and tied to EP (battery packs). Emergency lighting systems are past their recommended lifespan. Fire alarm system does not have strobe signal devices. Master clock system timer cannot be adjusted manually. Sound system is also past it's recommended lifespan.

**Rating Guide**

<b>Condition Rating</b>	<b>Performance</b>
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\*

Combination of concrete strip footings in original construction and grade beams and concrete skin friction piles in the 1986 and 1988 additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-07

### A1030 Slab on Grade\*

Concrete slab-on-grade to the original construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-07

### B1010.01 Floor Structural Frame\*(Building Frame)

Precast concrete structural floor planks to 1986 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	100	MAR-07

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

Loadbearing concrete block walls to all areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-07

### B1010.03 Floor Decks, Slabs, and Toppings\*

Concrete topping to structural floor planks to portions of the 1986 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	100	MAR-07

### B1010.05 Mezzanine Construction\*

Cast-in-place concrete floor slab to mechanical room mezzanine level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	80	MAR-07

### B1010.06 Ramps: Exterior\*\*

Concrete slab-on-grade to ramp to north-east entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

**B1010.07 Exterior Stairs\*\***

Treated wood stair and landing to 1988 ECS portable classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

**B1020.01 Roof Structural Frame\* 1957,1959**

Plywood sheathing on roof joists on Glulam beams, and plywood sheathing on roof joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	100	MAR-07

**B1020.01 Roof Structural Frame\* 1986,1988**

Steel decking on steel open web joists and glulam beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	100	MAR-07

**B1020.04 Canopies\***

Steel and wood framed canopy structures at entrances.

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

## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin\*

Facing brick veneer to entire building at main floor elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	75	MAR-07

### B2010.01.08 Cement Plaster (Stucco): Ext. Wall\*

Large aggregate stucco to upper wall surfaces above main floor roof level and main floor projected fascias.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	75	MAR-07

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

Loadbearing concrete block inner wythe to exterior walls, all sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	100	MAR-07

### B2010.09 Exterior Soffits\*

Smooth cement plaster soffits to projected fascias, main floor level. Prefinished metal soffits to projected roof to gymnasium. Decorative cedar boards to underside of entrance canopy skylights.

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

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

Bronze anodized aluminum windows.

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

### B2030.01.02 Steel-Framed Storefronts\*\*

Steel framed entrances and sidelights with steel insulated doors at main entrance and exits.

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

### B2030.03 Large Exterior Special Doors (Overhead)\*

Steel sectional overhead door to Industrial Arts area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-07

**B3010.01 Deck Vapor Retarder and Insulation\***

Rigid insulation above drywall sheathing on steel roof deck and plywood roof deck.

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

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

Tar and gravel roof over approximately 980 sq.m.

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

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

2 Ply bituminous membrane roofing over approximately 875 sq.m. (425 sq.m of gravel roof replaced with 2 ply roofing in 2001.)

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

**B3010.04.08 Membrane Roofing (Inverted/ Protected)\*\***

Inverted roof system over approximately 1485 sq.m.

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

**B3010.07 Sheet Metal Roofing\*\***

Standing seam metal roofing over projected window in Home Economics area.

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

**B3020.01 Skylights\*\***

Two polycarbonate pyramid skylights over corridor intersections. Glazed skylight over canopy at main entrance.

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

**Event: Replace Skylights**

**Concern:**

Lifecycle of skylights now reached. 2 polycarbonate skylights at \$3,000. 1 steel skylight at @10,000.

**Recommendation:**

Replace 2 pyramid polycarbonate skylights and 1 steel framed skylight with new.

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

**Updated:** MAR-07



### S3 INTERIOR

#### C1010.01 Interior Fixed Partitions\*

Painted concrete block partitions and gypsum board partitions on steel studs.

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

#### C1010.05 Interior Windows\*

Steel framed interior windows with georgian wired glass.

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

#### C1020.01 Interior Swinging Doors\*\*

Solid core wood doors in steel frames.

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

#### C1020.03 Interior Fire Doors\*

Fire rated steel doors and frames in storage rooms and mechanical rooms.

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

#### C1030.01 Visual Display Boards\*\*

Combination of tackboards, whiteboards and chalkboards throughout.

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

#### **Event: Replace Display Boards**

**Concern:**

Visual display boards have reached their expected life. Sum  
\$3000 per classroom x 17 classrooms = \$51,000

**Recommendation:**

Replace tackboard, whiteboard and chalkboard with new  
tackboard and whiteboard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$51,000	Medium

**Updated:** MAR-07

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

Prefinished metal toilet partitions in washrooms.

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

**C1030.06 Handrails\***

Wood side rails to interior ramps and stairs.

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

**C1030.08 Interior Identifying Devices\***

Door mounted room plastic signage and washroom signage with inscribed lettering and symbols.

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

**C1030.10 Lockers\*\***

221 full height single metal lockers in corridors. 90 half height metal lockers in change rooms.

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

**C1030.12 Storage Shelving\***

Millwork storage shelving in storage rooms and janitor rooms.

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

**C1030.14 Toilet, Bath, and Laundry Accessories\***

Electric hand dryers, wall mounted soap dispensers, mirrors, toilet tissue dispensers, garbage receptacles. Grab bars in handicapped washroom.

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

**C2010 Stair Construction\***

Wood stairs to stage area. Steel ships ladder to mechanical mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	100	MAR-07

**C2020.05 Resilient Stair Finishes\*\***

Resilient sheet flooring to stair treads, with vinyl stair nosings.

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

**Event: Replace stair Finishes**

**Concern:**

Stair finishes have reached their lifecycle. 40 treads at @100 per tread = \$4,000.

**Recommendation:**

Replace sheet vinyl stair treads and vinyl nosings with new.

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

**Updated:** MAR-07

**C2030.01 Ramp Construction\***

Concrete slab on grade ramp in corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	100	MAR-07

**C2030.02 Ramp Finishes\***

Sheet vinyl flooring to corridor ramp.

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

**C2030.03 Ramp Railings\***

Wall mounted wood railing to sides of ramp.

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

**C3010.04 Gypsum Board Wall Finishes\***

Gypsum board finish to steel stud partitions in library, storage rooms and industrial arts areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	60	MAR-07

**C3010.06 Tile Wall Finishes\*\***

Ceramic wall tile to change rooms and washrooms.

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

**C3010.09 Acoustical Wall Treatment\*\***

Fibreglass batts behind fabric and wooden slats to upper wall surfaces of gymnasium.

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

**Event: Replace acoustic wall treatment**

**Concern:**

Acoustic wall treatment to gym has reached its lifecycle. Sum \$30,000.

**Recommendation:**

Replace acoustic wall treatment with tectum panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$30,000	Medium

**Updated:** MAR-07

**C3010.11 Interior Wall Painting\*\***

Desco finish to concrete block corridor walls. Paint finish to concrete block and gypsum board throughout.

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

**Event: Paint Interior Walls**

**Concern:**

Paint finish throughout has exceeded its lifecycle. Approximately 13400 sq.m.

**Recommendation:**

Repaint interior walls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$268,000	Low

**Updated:** MAR-07

**C3020.01.02 Paint Concrete Floor Finishes\*\***

Painted concrete floors to industrial arts shop and mechanical room.

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

**C3020.02 Tile Floor Finishes\*\***

Ceramic mosaic tile to floors of change rooms and washrooms.

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

**C3020.04 Wood Flooring\*\***

Resilient wood sports flooring in gymnasium.

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

**C3020.07 Resilient Flooring\*\***

Resilient sheet flooring in corridors and classrooms.

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

**Event: Replace Resilient Flooring**

**Concern:**

Resilient sheet flooring has reached the end of its lifecycle. Approximately 1600 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$80,000	Low

**Updated:** MAR-07

**C3020.08 Carpet Flooring\*\***

Commercial grade carpet in office areas, computer room, library and three classrooms.

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

**Event: Replace Carpeting**

**Concern:**

Carpet has exceeded its lifecycle. Approximately 540 sq.m. @ \$50 per sq.m. = \$27,000

**Recommendation:**

Replace existing carpet with new.

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

**Updated:** MAR-07

**C3030.02 Ceiling Paneling (Wood)\***

Cedar board ceilings at main entrances and foyer, general office, offices and staff lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	60	MAR-07

**C3030.04 Gypsum Board Ceiling Finishes\***

Gypsum board ceilings to storage rooms, change rooms, washrooms and stage areas.

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

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

Acoustic T-bar ceiling and lay-in tiles in corridors and classrooms.

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

**C3030.07 Interior Ceiling Painting\*\***

Painted gypsum board in washrooms, storage rooms, the stage and change rooms.

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

**Event: Paint Ceilings**

**Concern:**

Painted finish to gypsum board and exposed steel deck ceilings has exceeded it lifecycle. Approximately 785 sq.m. @ \$20 per sq.m. = \$15,700

**Recommendation:**

Repaint gypsum board ceilings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$15,700	Low

**Updated:** MAR-07

**C3030.09 Other Ceiling Finishes\***

Textured finish to gypsum board ceilings in gymnasium, infirmary and south entrance vestibule.

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

## S4 MECHANICAL

### D2010.01 Water Closets\*\*

Floor mounted, vitreous china flush valve units with open front seats. Floor mounted flush tank with regular bowl serving staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-07

### D2010.01 Water Closets\*\* - Portable classroom

Vitreous china floor mounted, flush tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-07

### D2010.02 Urinals\*\*

Floor mounted, vitreous china units complete with flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-07

### D2010.03 Lavatories\*\*

Vitreous china, counter type complete with polished chrome faucets

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-07

### D2010.03 Lavatories\*\* - Portable classroom

Vitreous china complete with polished chrome faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-07

### D2010.04 Sinks\*\*

Stainless steel single compartment bowls, located in lab. Classroom. Gooseneck chrome faucets complete with handles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

### D2010.05 Showers\*\*

Ceramic tile, push button complete with wall head.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07



**D2010.08 Drinking Fountains / Coolers\*\***

Wall mount non-refrigerated porcelain type located throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-07

**D2010.09 Other Plumbing Fixtures\*\***

Mop sink in janitor room - molded plastic.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

**D2020.01.01 Pipes and Tubes: Domestic Water\***

Hot and cold copper piping system with hot water recirculation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

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

Backflow preventors on domestic water supply and water make-up to heating system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-07

**Event: Replace backflow preventors on the domestic water supply**

**Concern:**

Backflow preventors have reached their lifecycle.

**Recommendation:**

Replace backflow preventors on the domestic water supply and the make up water for the heating system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,500	Low

**Updated:** MAR-07

**D2020.02.02 Plumbing Pumps: Domestic Water\*\***

One domestic water in-line recirculation pump equal to Armstrong S-45.

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

**D2020.02.06 Domestic Water Heaters\*\***

Two gas fired domestic water heaters located in mechanical room.

- 1) A.O. Smith BTRC120, 120MBH, 71 USGAL capacity, replaced approx. in 2003.
- 2) Jetglass M-I-75H-350, 350MBH, 75 USGAL capacity - original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-07

**Event: Installation of new domestic water heater**

**Concern:**

The existing Jetglass domestic water heater has reached it's life expectancy.

**Recommendation:**

Installation of new domestic water heater - same capacity is recommended.

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

**Updated:** MAR-07

**D2020.03 Water Supply Insulation: Domestic\***

Most sections of the domestic hot, cold and recirculation piping are insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

**D2030.01 Waste and Vent Piping\***

Waste and vent piping consist of PVC and cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

**D2030.02 Waste Piping Specialties\***

Two compartment sump located in industrial arts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

**D2040.01 Rain Water Drainage Piping Systems\***

No sump in crawl space under 1988 Additon.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	50	MAR-07

**Event: Preventative Maintenance**

**Concern:**

There is a need for a sump pit complete with pump in 1988 addition crawl space, due to wet soil conditions.

**Recommendation:**

Installation of sump pit c/w pump is recommended.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$3,000	Medium

**Updated:** MAR-07

**D2040.02.04 Roof Drains\*\***

Cast iron dome, full flow.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

**D3010.02 Gas Supply Systems\***

Gas distribution piping to heating boilers and domestic hot water heaters. Black steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	60	MAR-07

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

Two boilers equal to Super Hot model: AAE2520, 1171 MBH output capacity. Boilers complete with low water cut off and pressure relief valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-07

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

Individual vents to common chimney. Combustion air duct is galvanized type c/w thermal insulation. No cold air trap on C/A duct.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

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

Hot water system checked and treated monthly.  
Chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

**D3020.03.01 Furnaces\*\* - Portable classroom**

Furnace serving portable classroom appear to have 1,600 cfm supply air and approximately 100 MBH heating capacity.  
Manufacturer and exact details - unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-07

**D3020.03.02 Chimneys (&Comb. Air): Furnace\* - Portable classroom**

Type -B vents, up thru roof, complete with rain cap.  
Combustion air duct from louver complete with thermal insulation, adequate size.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

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

Total of three Air Handling Units equal to Engineered Air.  
AHU-1 EngA LMD-13-11, 11,500 CFM  
AHU-2 EngA LM-6-w, 6,500 CFM  
AHU-3 EngA LM-8-w, 7,000 CFM  
All units are horizontal draw thru type with separate return air fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

**D3040.01.03 Air Cleaning Devices:Air Distribution\***

Disposable filter media in air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

**D3040.01.04 Ducts: Air Distribution\***

All ducts are in ceiling space to SMACNA standards. Exposed ductwork in industrial arts area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

**D3040.01.07 Air Outlets & Inlets:Air Distribution\***

Majority of S/A grilles are wall mounted double deflection equal to EH Price c/w balancing dampers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

**D3040.03.01 Hot Water Distribution Systems\*\***

Direct return piping system. Schedule 40 black steel piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

**D3040.04.01 Fans: Exhaust\*\***

1) Roof mounted exhaust fans equal to Penn Domex serving washrooms, changerooms, staff lounge and industrial arts.  
 2) Fume hoods exhaust fans equal to Penn Fumex serving science room and industrial arts area.  
 All fans have adequate capacity.  
 All fans are complete with back draft dampers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

**D3040.04.03 Ducts: Exhaust\***

Low velocity exhaust air ductwork to exhaust air grilles.  
 Medium velocity exposed ductwork to roof mounted fans in Industrial Arts area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

**D3040.04.05 Air Outlets and Inlets: Exhaust\***

Single deflection metal grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

**D3050.01.01 Computer Room Air Conditioning Units\*\***

Computer classroom has no air conditioning.

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

**Event: Provide Air Conditioner for Computer Lab**

**Concern:**

Computer lab become warm when fully occupied and all computers are on.

**Recommendation:**

Installation of 7.5 ton split system air conditioner is recommended.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$20,000	High

**Updated:** MAR-07

**D3050.03 Humidifiers\*\***

Nortec humidifiers serving all air systems - not operational ( disconnected due to high operation cost). Bringing back to operation is recommended.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-07

**D3050.05.06 Unit Heaters\*\***

Trane hot water unit heaters serving I.A. Area and boiler room. Adequate capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

**D3060.02.02 Pneumatic Controls\*\***

Building controls are pneumatic and controlled by DDC.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	40	MAR-07

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

Hand held fire extinguishers are as per code and all checked on a yearly basis. Fire extinguishers are mounted in cabinets or wall brackets and located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

## S5 ELECTRICAL

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

Federal Pioneer Equipment 1000 amp distribution centre (208/120v 3 phase 4 wire).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	1000	amps	

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

Federal Pioneer Equipment panels generally throughout. Older style Federal Pioneer Equipment panels in the kindergarten area.

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

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

Square D motor control centre installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-07

**Event:** Replace motor control center.

**Concern:**

Motor control centre is past it's recommended lifespan.

**Recommendation:**

Replace motor control center.

**Consequences of Deferral:**

Failure of automation for electrical equipment and in the future in will be difficult to find parts.

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

**Updated:** MAR-07

### D5010.07.02 Motor Starters and Accessories\*\*

Klockner Moeller motor starters generally throughout with a few Federal Pioneer and Hubbell starters in the shop.

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

### D5020.01 Electrical Branch Wiring\*

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

**D5020.02.01 Lighting Accessories (Lighting Controls)\***

Standard 120v switches throughout.

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

**D5020.02.02.01 Interior Incandescent Fixtures\***

Incandescent lighting in staffroom, administration and main entry.

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

**D5020.02.02.02 Interior Florescent Fixtures\*\***

Generally all lighting has been upgraded to T8 lamps. The industrial shop was recently upgraded to T5 lamps (approx. 2005). The link has T12 lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-07

**D5020.02.03.02 Emergency Lighting Battery Packs\*\***

Integral wall packs with tungsten lamps are installed.

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

**Event: Replace emergency lights**

**Concern:**

Emergency wall-packs lights with integral battery's are past their recommended lifespan.

**Recommendation:**

Replace all emergency lights.

**Consequences of Deferral:**

Failure of some or all of the lights could occur without notice, as they are only tested yearly.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,600	Low

**Updated:** MAR-07

**D5020.02.03.03 Exit Signs\***

Exit signs have LED lamps.

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



**D5020.02.05 Special Purpose Lighting\***

Incandescent spot lights are installed for the gym stage.

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

**D5020.03.01.03 Exterior Metal Halide Fixtures\***

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

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

Photo-cell control for all exterior lights.

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

**D5030.01 Detection and Fire Alarm\*\***

Simplex 2001 panel is installed in the main entry. No visual devices installed except in the industrial shop (combo).

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

**D5030.02.02 Intrusion Detection\*\***

ADT Focus 5T security system installed with motion detectors installed throughout.

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

**D5030.03 Clock and Program Systems\*\***

Simplex 2350 master clock system is installed and not operational except for school bells. Manual time adjustment is no longer possible. It must be done by turning off the power and re-energized when the proper time is set. All clock have been replaced with battery operated units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	25	MAR-07

**Event: Replace master clock system**

**Concern:**

Master clock system time adjustment must be manually controlled. System cannot be repaired.

**Recommendation:**

Replace master clock system with a simple bell timer only.

**Consequences of Deferral:**

System may completely fail and operation of bells will not be possible.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$3,500	Medium

**Updated:** MAR-07

**D5030.04.01 Telephone Systems\*\***

Nortel Norstar telephone control panel is installed with Panasonic phones for remote communication.

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

**D5030.04.04 Data Systems\*\***

Cat 5 wiring has been installed throughout. Internet connections has been provided via micro-dish Wi-Fi connection. Server is a Dell box with Hubbell patch panel and 3com switches.

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

**D5030.05 Public Address and Music Systems\*\***

Telecom sound system with a TOA 900 sound amp connected to the telephone system. Stage has a separate sound system.

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

**Event:** Replace sound equipment.

**Concern:**

Sound system is past it's recommended lifespan.

**Recommendation:**

Replace sound equipment.

**Consequences of Deferral:**

Failure of sound system for school and gym.

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

**Updated:** MAR-07

**D5030.06 Television Systems\***

Television system outlets installed throughout. Not in use.

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

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.02 Library Equipment\*

Library millwork desk and shelving.

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

### E1020.03 Theater and Stage Equipment\*

Stage drapery.

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

### E1090.04 Residential Equipment\*

Home Economics room equipped with four residential stoves, two upright fridges, one upright fridge freezer, washer and dryer and two microwaves. Staff lounge equipped with combination sink/stove/fridge unit and a microwave.

<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\*

Stage equipped with Canadian Climber. Gymnasium has four cross court basketball backstops and two main court basketball backstops. There is an electronic scoreboard.

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

### E2010.02 Fixed Casework\*\*

Millwork shelving and cupboards in classrooms. Display cases in hallways.

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

### E2010.03.01 Blinds\*\*

Vertical louvre blinds in general office area. Between glass venetian blinds in classrooms.

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

### E2010.03.06 Curtains and Drapes\*\*

Window drapes to offices in general office area.

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

**E2010.06 Fixed Interior Landscaping\***

Millwork planter in library.

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

**E2020 Moveable Furnishings\***

Office furniture in general office area; domestic couches and chairs in staff lounge; desks, chairs and computer tables in classrooms.

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

**F1010.02.04 Portable and Mobile Buildings\***

Wood framed ECS portable installed in 1988. Asphalt shingle roofing, metal exterior vertical siding, aluminum windows, insulated hollow metal exterior door. Interior has carpet and sheet vinyl flooring. Walls are painted gypsum board. Ceiling is T-bar and lay-in tile.

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

**Event: Replace Water Heater (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,700	Low

**Updated:** MAR-07

**F1020.02.13 Paint Booths\***

Paint room in Industrial Arts Shop. Fire-rated and ventilated.

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

**F2020.01 Asbestos\***

None reported or evident.

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

**F2020.04 Mould\***

None reported or evident.

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

## S8 FUNCTIONAL ASSESSMENT

### K4010.01 Barrier Free Route: Parking to Entrance

Concrete ramped sidewalk from car park to north entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-07

### K4010.02 Barrier Free Entrances

No power assist entrance doors.

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

**Event: PRovide Power Assist Doors**

**Concern:**

No power assist doors at entrance. Sum \$8,000.

**Recommendation:**

Install power assist mechanism to exterior and vestibule doors at north entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$8,000	Medium

**Updated:** MAR-07

### K4010.03 Barrier Free Interior Circulation

Barrier free circulation provided throughout school, except for access to stage.

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

### K4010.04 Barrier Free Washrooms

Handicapped unisex washroom provided.

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

# RECAPP Facility Evaluation Report



**Hughenden Public School**

S3582

Hughenden

**Facility Details**

**Building Name:** Hughenden Public School  
**Address:**  
**Location:** Hughenden  
  
**Building Id:** S3582  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** SKCB Architects  
**Evaluation Date:** April 10 2006  
**Evaluator Name:** Eric Lumley

**Total Maintenance Events Next 5 years:** \$16,000  
**5 year Facility Condition Index (FCI):** 0%

**General Summary:**

The school faces the main street and the site is terraced between the main street and the front of the building. There is a parking area to the north of the school, accessed from the main street by a gravel driveway. The north side of the site borders municipal sports fields and play areas and the east side of the site is fenced with a post and wire fence. There are no fences on the other sides of the site.

**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)\*

Site is slightly sloped to the north. Front (west) of school has a stepped retaining wall to accommodate the change in grade from the sidewalk to the floor level of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	50	MAR-07

### G2010.02.01 Aggregate Roadway (Gravel)\*\*

Gravel parking lot and access road to IA shop area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	10	MAR-07

#### Event: Regrade Gravel Surface

**Concern:**

Gravel road and parking lot has exceeded its lifecycle. Sum \$3000.

**Recommendation:**

Regrade gravel surface and apply new gravel.

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

**Updated:** MAR-07

### G2020.02.01 Aggregate Parking Lots (Gravel)\*\*

Gravel parking lot as extension to gravel access road.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	10	MAR-07

#### Event: Regrade Parking Lot

**Concern:**

Gravel parking lot has exceeded its lifecycle. Sum \$3,000.

**Recommendation:**

Regrade gravel parking lot and add new gravel.

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

**Updated:** MAR-07

**G2020.06.03 Parking Lot Signs\***

None installed - recommend installation of handicapped parking stall sign.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	MAR-07

**Event: Provide Handicap Signage**

**Concern:**

No designated handicapped parking stall. Sum \$300.

**Recommendation:**

Install handicapped sign on parking rail to identify designated parking stall.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$300	High

**Updated:** MAR-07

**G2030.03 Pedestrian Unit Pavers\*\***

Unit pavers used to create stepped retaining wall from sidewalk to main floor level along front of school.

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

**G2030.04 Rigid Pedestrian Pavement (Concrete)\*\***

Concrete sidewalks to entrances at front of school.

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

**Event: Replace Concrete Sidewalks**

**Concern:**

Concrete sidewalks have exceeded their lifecycle. Approximately 85 sq.m

**Recommendation:**

Replace concrete sidewalks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,500	Low

**Updated:** MAR-07

**G2030.06 Exterior Steps and Ramps\***

Concrete steps at front of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	15	MAR-07

**G2040.02 Fences and Gates\*\***

Chain link fence to Industrial Arts storage compound, and to south and east perimeter of site. Pipe rail fence to transformer and to sides of sloped sidewalks.

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

**G2040.03 Athletic and Recreational Surfaces\*\***

Grassed playing fields. Concrete basketball practice courts. Playground equipment on adjoining site owned and maintained by the municipality.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	MAR-07

**G2040.05 Site and Street Furnishings\***

Front sidewalk has enlarged areas to accommodate park bench seating.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	15	MAR-07

**G2040.06 Exterior Signs\***

Free-standing wood framed school sign on front lawn.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	MAR-07

**G2040.08 Flagpoles\***

Steel pipe flagpole.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	30	MAR-07

**Event: Failure Replacement**

**Concern:**

Existing flagpole in in poor condition. Sum \$1500.

**Recommendation:**

Provide new aluminum internal halyard style flagpole.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$1,500	Medium

**Updated:** MAR-07

**G2040.11 Retaining Walls\***

Decorative low retaining wall adjacent to sidewalk, approximately 600mm high, Allen block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	50	MAR-07

**G2050.04 Lawns and Grasses\***

Ornamental front lawn. Grassed playing fields.

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

**G2050.05 Trees, Plants and Ground Covers\***

Mature deciduous trees in front lawn.

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

**G3010.02 Site Domestic Water Distribution\***

100 mm dia. Water main to the school from existing service outside the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

**G3010.03 Site Fire Protection Water Distribution\***

Fire hydrant located in front of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

**G3020.01 Sanitary Sewage Collection\***

150mm dia. cast iron pipe connected to existing service in front of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

**G3030.01 Storm Water Collection\***

Site has a positive drain to ditches.

Require sump pit in crawls space below 1988 addition. For cost refer to section D2040.01

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	50	MAR-07

**G3060.01 Gas Distribution\***

80mm dia. Steel schedule 40 gas service to gas meter located in basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

**G4010.02 Electrical Power Distribution Lines\***

1000 amp underground service from pad mounted transformer located at rear of building.

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

**G4010.03 Electrical Power Distribution Equipment\***

1000 amp 208/120v, 4 phase, 4 wire Federal Pioneer distribution centre installed in mechanical/electrical room.

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

**G4010.04 Car Plugs-ins\***

12 duplex receptacles in steel car plug-in rail serving 24 parking stalls.

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

**G4020.01 Area Lighting\***

Metal halide exterior wall lights at entrances.

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