

# RECAPP Facility Evaluation Report

Wild Rose School Div #66



**Maintenance Shop**

B5778A

Drayton Valley

**Facility Details**

**Building Name:** Maintenance Shop  
**Address:** 5524 Jubilee Avenue  
**Location:** Drayton Valley

**Building Id:** B5778A  
**Gross Area (sq. m):** 356.75  
**Replacement Cost:** \$0  
**Construction Year:** 1976

**Evaluation Details**

**Evaluation Company:** John Hull Architect  
**Evaluation Date:** November 4 2005  
**Evaluator Name:** Ms. Sherri Turpin

**Total Maintenance Events Next 5 years:** **\$19,795**  
**5 year Facility Condition Index (FCI):** **0%**

**General Summary:**

The original 242 s.m. single storey mainenance shop was constructed in 1976 with a 115 s.m. addition in 1991. The total building area is 357 s.m. It is in acceptable condition.

**Structural Summary:**

The 1976 building has a wood truss roof system on reinforced concrete block walls and reinforced concrete spread footings. The 1991 addition has a wood truss roof system and a combination of wood frame and concrete block walls, concrete foundation walls and spread footings. The structure is in acceptable condition.

**Envelope Summary:**

The roof has asphalt shingles, and insulation in the attic space. Concrete block walls have had rigid insulation applied to the exterior surface. Wood frame walls have batt insulation and vapour barriers. The exterior skin is vinyl siding. There are insulated overhead doors, steel man doors and one aluminum storefront door. Windows are original wood frame. The envelope is in acceptable condition with the exception of the windows, which need replacement.

**Interior Summary:**

The interior of the office space has suspended ceiling, painted partitions, and both VCT and carpet. Interior doors are wood, with wood frame and there is one wood frame interior window. Shop areas have painted concrete floors and painted concrete block walls. The shop mezzanine is bare wood. The interior is in acceptable condition.

**Mechanical Summary:**

Mechanically, this building is in reasonably good shape, but has very few mechanical system components to speak of. Primary heating is supplied by a recently installed high efficient gas fired furnace, supplying standard ducts to the office areas, but has no cooling component. The three shop areas are each heated by gas fired unit heaters, with one of those units in need of immediate attention. Ventilation is provided by wall mounted propellor type fans, but no formal inlet, aside from crackage at doors, is in place. The plumbing fixtures are older, but quite functional, although none are to handicapped use standards. The hot water system is old and inefficient, and needs replacement, but is small in size. Limited capital dollars are required for the mechanical system at this time, unless expansion of the space is planned.

**Electrical Summary:**

The building is fed via a 200A, 120/240V single phase service, to a combination switch and distribution panel, which in turn sub-feeds two other service panels. The equipment is adequate for the current use, but is considered at its limits with little, if any, spare capacity, from either a load or circuiting point of view. Some T12 lamp lighting fixtures in the majority of the small spaces need to be upgraded for energy efficiencies, but overall we would consider the system as adequate, unless some form of renovation or possible expansion is considered. Limited capital dollars are required for the near future.

**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\*

Reinforced concrete spread footings. (1991) Reinforced concrete foundation walls below wood stud walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	100	NOV-05

### A1030 Slab on Grade\*

Reinforced concrete slab on grade in shop areas and concrete floor in basement. Minor deterioration around the water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	100	NOV-05

### A2020 Basement Walls (& Crawl Space)\*

Basement wall below south (front) office area is concrete block to below frost.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	100	NOV-05

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

(1976) Plywood sub-floor on wood joists. There is one central built-up wood beam with telepost steel column.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	100	NOV-05

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

(1976) Plywood sub-floor on wood joists - south office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	100	NOV-05

### B1010.05 Mezzanine Construction\*

(1991) Plywood sub-floor on wood joists - mezzanine in north addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	100	NOV-05

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

5 riser reinforced concrete steps to the south entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	40	NOV-05

### B1020.01 Roof Structural Frame\* (1976)

(1976) Wood trusses on reinforced concrete block walls. Walls extend to footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	100	NOV-05

**B1020.01 Roof Structural Frame\* (1991)**

(1991) Wood trusses on 38mm x 140mm wood stud walls. Concrete block wall on west side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	100	NOV-05

## S2 ENVELOPE

### B2010.01.06.05 Vinyl Siding\*\*

(1991) Grey vinyl siding on all exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	NOV-05

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

Loadbearing concrete block exterior wall, with zonolite fill.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	100	NOV-05

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

(1991) 38mm x 140mm wood stud walls, OSB sheathing on both sides.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	100	NOV-05

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

(1991) Existing concrete block walls have vapour barrier and 38mm rigid insulation with strapping on exterior side. (1991) Wood frame walls have R20 fibreglass batt insulation and poly vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	NOV-05

### B2010.06 Exterior Louvers, Grilles, and Screens\*

Diamond mesh security screen on the two basement windows. Aluminum attic venting and other vent grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	NOV-05

### B2010.07 Exterior Protection Devices for Openings

Aluminum awning over exterior of south windows and entrance landing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	0	NOV-05

#### Event: Replace awnings with new

**Concern:**

Awnings are faded, stained and out-dated.

**Recommendation:**

Replace awnings with window replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$1,070	Low

Updated: February 21 2006

**B2010.09 Exterior Soffits\***

(1991) Pre-finished metal perforated soffit, typical.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	NOV-05

**B2020.01.01.05 Wood Windows (Glass & Frame)\*\***

(1976) double-glazed wood frame windows, awning on lower half.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	35	NOV-05

**Event:** Replace windows

**Concern:**

Windows are aging, some frames are rotten.

**Recommendation:**

Replace all six windows, approximately 16 s..m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$11,770	Medium

*Updated: February 21 2006*



**B2030.01.01 Aluminum-Framed Storefronts\*\***

(1976) Fully glazed aluminum frame entrance door with push/pull and deadbolt on the south side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	NOV-05

**Event:** Raplace door and frame

**Concern:**

Door finish is oxidizing

**Recommendation:**

Replace door and frame

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,140	Low

*Updated: February 21 2006*

**B2030.02 Exterior Utility Doors\*\***

(1976) One single insulated steel door with top half wired glass.

(1991) One double insulated steel door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	15	NOV-05

**B2030.03 Large Exterior Special Doors\***

(2004) Two 3m x 3.7m insulated metal overhead doors each with two windows, 1 power operated and 1 manual. (1991) One 3m x 3.7m power operated insulated metal overhead door with two windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	30	NOV-05

**B3010.02.01.01 Asphalt Shingles\*\***

(2005) Standard asphalt shingles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	25	NOV-05

**B3010.08.02 Metal Gutters and Downspouts\*\***

(2005) Pre-finished metal eavestrough and downspout with extensions in key locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	25	NOV-05

### S3 INTERIOR

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

Concrete block partition between office and wood shop, between wood shop and machine shop, as well as around file storage room. Wood stud wall partitions are in office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	NOV-05

#### C1010.04 Interior Balustrades and Screens, Interior Railings\*

Wood balustrade at top landing of stair to the office area and around the 1991 mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	40	NOV-05

**Event:** Add vertical pickets.

**Concern:**

The space between the vertical pickets appears to be larger than the 200mm required by code.

**Recommendation:**

Add additional pickets as required to meet code requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$1,070	Medium

*Updated: February 21 2006*

#### C1010.05 Interior Windows\*

One interior wood window with a wood frame and float glass on office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	NOV-05

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

Wood doors and frames for office, washroom and general areas. The door between the office and the shop has a plexiglass upper panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	NOV-05

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

Wood door in steel frame to file storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	NOV-05

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

One cork board in wood shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	10	NOV-05

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

6 pre-finished metal full height lockers, in washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

**C1030.12 Storage Shelving\***

There is a variety of shelving styles including painted plywood and clear birch plywood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	NOV-05

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

Surface mounted toiletpaper and paper towel dispensers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	NOV-05

**C2010 Stair Construction\***

Wood stairs up to office area and down 6 risers to basement. Mezzanine stairs are unfinished wood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	100	NOV-05

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

Stair to office area is finished with VCT and vinyl nosings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	NOV-05

**C2020.08 Stair Railings and Balustrades\***

Stair handrails are wood. There is no handrail on the stair to the basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	NOV-05

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

Interior wood partitions are finished with gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	NOV-05

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

100mm x 100mm glazed ceramic tile at the hand sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	NOV-05

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

Interior partitions and the inside face of the concrete block exterior walls are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	5	NOV-05

**C3020.01 Concrete Floor Finishes (Paint)\***

Shop floors are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	75	NOV-05

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

(1991) VCT tile in office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	NOV-05

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

(1991) Carpet in office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	10	NOV-05

**Event: Replace carpet**

**Concern:**

Carpet is worn and stained.

**Recommendation:**

Replace old carpet with new carpet, approximately 16 s.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$1,070	Low

*Updated: February 21 2006*

**C3020.11 Floor Painting**

Painted concrete floor in shop areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	5	NOV-05

**C3020.14 Other Floor Finishes\*\***

The 1991 shop mezzanine floor is not finished.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	NOV-05

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

Painted gypsum board ceilings in shop areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	NOV-05

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

610mm x 1220mm square lay-in acoustic tile in office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	NOV-05

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

Painted gypsum board in 1976 shops.  
Painted OSB ceiling in 1991 addition.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1976	10	NOV-05

## S4 MECHANICAL

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

Floor mounted, vitreous china, tanked toilet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

### D2010.03 Lavatories\*\*

Wall mounted, vitreous china washroom lavatory.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

### D2010.04 Sinks\*\*

Double bowl stainless steel sink in office area. Fibre glass janitors mop sink in shop area. Porcelain enameled steel hand washing sink in shop areas. All units functional.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

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

Small bottled water cooler. No drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

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

Typically type L hard drawn copper tube domestic potable water lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	NOV-05

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

No backflow prevention device in place. Add a BFP (double check valve) to incoming water service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	30	NOV-05

**Event:** Add a backflow prevention device to the water service feed.

**Concern:**

No BFP device on water lines, not to Code, and possible backflow contamination.

**Recommendation:**

Add a double check valve to water line.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$1,605	High

Updated: February 21 2006

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

Nominal HP domestic hot water circulation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	NOV-05

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

Nominal 25 gallon John Wood model, gas fired hot water tank. Older unit, that is not very efficient.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	20	NOV-05

**Event:** Replace HWT.

**Concern:**

Older unit, that is adequate sized but inefficient.

**Recommendation:**

Replace unit with a new, more efficient model. Estimated payback period of 5 to 6 years.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$2,140	Medium

*Updated: February 21 2006*

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

Typically fibreglass jacket insulation, but limited coverage. Short runs in most cases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

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

Typically noted as ABS vent and waste piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	NOV-05

**D2090.01 Compressed Air Systems\*\***

Shop area has a small compressor and air lines for miscellaneous work needs. System is functional, and reasonably sized.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	NOV-05

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

Standard schedule 40 black iron distribution lines from an internal meter and vented regulator. Sizing is adequate. Painting touch ups recommended via regular maintenance work.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	NOV-05

**D3020.03.01 Furnaces\*\***

New Keeprite C9MPT100J16B1 high efficient gas fired furnace set in basement area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1976	25	NOV-05

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

High efficient furnace using piped combustion and exhaust systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	30	NOV-05

**D3020.04.03 Fuel-Fired Unit Heaters\*\***

Three distinct areas of the shop have three, variously aged gas fired unit heaters. Older Grinnell 'Excello' model in the original shop area is old and inefficient, and should be replaced. The other units are still reasonably useful.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	30	NOV-05

**Event:** Replace old unit heater.

**Concern:**

Older unit heater has been causing maintenance concerns, and is very inefficient.

**Recommendation:**

Replace the unit for failure prevention and energy efficiency reasons.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$2,140	Medium

*Updated: February 21 2006*

**D3020.04.04 Chimney (&Comb.Air):Fuel-Fired Heater\***

Unit heater ventilation systems are adequate for the units involved.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

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

Furnace has a replaceable media filter system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

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

Standard galvanized sheet metal ducting, all to SMACNA standards, and typically set in floor feeding office areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	NOV-05

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

Typically noted as standard enameled steel supply registers and return air grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

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

Small unit washroom fan. Functional, but supplementary air movements may be warranted. Shop areas have direct drive wall propellor type fans, of generally acceptable sizes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

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

Limited total runs. Washroom fan duct is small diameter, galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	NOV-05

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

Ceiling mounted, plastic inlet grille for washroom fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	NOV-05

**D3060.02.01 Electric and Electronic Controls\*\***

Standard electronic control thermostats to all applicable HVAC devices. Building is too small to warrant a more sophisticated control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

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

Limited numbers of surface mounted, type ABC extinguishers. Additional units recommended to be added.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	30	NOV-05

**Event:** **Add supplemental fire extinguishers.**

**Concern:**

Limited number of existing units, not providing good coverage.

**Recommendation:**

Add two or three supplementary extinguishers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$535	High

*Updated: February 21 2006*

## S5 ELECTRICAL

### D5010.01 Main Electrical Transformers\*\*

Pole mounted, single unit transformer, on municipal street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	NOV-05

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

Federal Pioneer model, 200A-120/240V single phase combination switch/panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	NOV-05

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

Two sub-panels, fed from main combination panel. Limited number of spare circuits, but no upgrade needed if the building is not expanded.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	NOV-05

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

Small load Square 'D' motor starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	NOV-05

### D5020.01 Electrical Branch Wiring\*

Reasonable number and locations of convenience outlets. Wiring methods are sound. Limited number of spare circuits, run in typically surface mounted conduits in shop areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	NOV-05

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

Standard toggle switch light controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

### D5020.02.02.01 Interior Incandescent Fixtures\*

Limited number of incandescent bulb (keyless type) fixtures in mechanical and storage areas. Change out to compact fluorescent units as part of regular maintenance work recommended.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	NOV-05

**D5020.02.02 Interior Florescent Fixtures\*\***

Office and original sections of the shop outfitted with older, T12 lamps and magnetic ballasts. New sections of shop have T8 lamps with electronic ballasts. Change out of T12s for energy efficiency upgrades is recommended.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	30	NOV-05

**Event: Change out T12 units to new T8 lamps.**

**Concern:**

Older, inefficient technology equipment in majority of the building is inefficient.

**Recommendation:**

Replace all T12 fixtures with 15 new, more efficient, T8 lamps and electronic ballast units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$4,815	Medium

*Updated: February 21 2006*

**D5020.02.03 Emergency Lighting\***

Standard small wattage emergency light lamps and battery packs. Locations to Code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	NOV-05

**D5020.03.01.04 Exterior H.P. Sodium Fixtures\***

Wall mounted, small wattage HPS fixtures, on photocell controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	NOV-05

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

Photocell control of all exterior lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	NOV-05

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

No formal fire alarm system. Shop area heat detectors tied into security system controls and monitoring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	NOV-05

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

Silent Knight Model 4821 security system, utilizing motion detectors. No door contacts. Older but functional equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	NOV-05

**D5030.02.03 Security Access\*\***

Staff card swipe reader and primary shop entrance door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	NOV-05

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

Norstar Meridian telephone equipment and switchgear.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	NOV-05

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

Limited number of lines, typically Cat5 or Cat5e.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	NOV-05

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**

**E1090.04 Residential Equipment\***

Staff kitchen has a refrigerator, coffee maker and a microwave.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	NOV-05

**E2010.02.07 Kitchen Casework\***

Kitchen millwork is painted plywood with plastic laminate tops. The height of the counter top is unusually low.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	NOV-05

**E2010.02.13 Residential Casework**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	1976	0	NOV-05

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

There are two unheated sheds on the property. One is galvanized metal shed by Maxloc with a double galvanized metal door on a wood base, approximately 3.7m x 3.7 m . The other is a wood frame with pre-finished metal siding and asphalt shingles, approximately 4.9m x 4.9m. It has a metal overhead door and a wood man door (door needs paint).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	NOV-05

**F2020.01 Asbestos\***

There is no obvious evidence of materials that could contain asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	NOV-05

## S8 FUNCTIONAL ASSESSMENT

### K40 Current Code Issues

The pickets on the ballustrades are not spaced close enough together to meet current codes. There is no handrail on the stair to the basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	NOV-05

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

Transition from gravel parking to sidewalk is flush.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	NOV-05

### K4010.02 Barrier Free Entrances

The main entrance is at grade and is barrier free however is not required to have an automatic operator according to current code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	NOV-05

### K4010.03 Barrier Free Interior Circulation

The office level is not barrier free however it is not required to be barrier free according to current code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	NOV-05

### K4010.04 Barrier Free Washrooms

The washroom is not barrier-free but is required to be so.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	0	NOV-05

**Event:** Modify existing washroom.

**Concern:**

Existing washroom is not barrier free.

**Recommendation:**

Modify existing washroom to meet barrier free codes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$5,350	Medium

*Updated: February 21 2006*

# RECAPP Facility Evaluation Report



## Maintenance Shop

S5778

Drayton Valley

**Facility Details**

**Building Name:** Maintenance Shop  
**Address:**  
**Location:** Drayton Valley  
  
**Building Id:** S5778  
**Gross Area (sq. m):** 0.83  
**Replacement Cost:** \$0  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:**  
**Evaluation Date:** October 26 2005  
**Evaluator Name:**

**Total Maintenance Events Next 5 years:                   \$1,605**  
**5 year Facility Condition Index (FCI):                                   0%**

**General Summary:**

The site is mainly gravel with a concrete sidewalk along the building. There is no formal landscaping. It is partially enclosed with chain link fencing. The site is serviced with underground gas, water and sewer, surface storm drainage, and overhead power. Minor repairs needed to exterior vehicle plugs. The site is in acceptable condition.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

**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.

## S7 SITE

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

Most of site is gravel parking area. The gravel on the northern part of the site is relatively softer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-05

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

(2004) 1.5m wide reinforced concrete sidewalk along the east side of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	OCT-05

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

5 riser reinforced concrete steps to the south entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-05

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

Chain link fence along east and south and part of west property lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-05

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

There is a variety of wild trees and brush along the north and east property lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-05

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

Municipal water mains within adjacent street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-05

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

Local fire hydrant on municipal streets, within reasonable proximity of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-05

### G3020.01 Sanitary Sewage Collection\*

Municipal sanitary sewer lines within adjacent street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-05

### G3030.01 Storm Water Collection\*

Overland flow to area detention pond. No municipal storm sewer in the area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-05

**G3060.01 Gas Distribution\***

Underground gas mains within municipal roadways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-05

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

Overhead hydro lines and services running within the municipal road allowances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-05

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

Pole mounted transformers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-05

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

Limited number of vehicle plugs on the face of the building and on a fence rail to the west side. Some covers missing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	OCT-05

**Event:** Repair required vehicle plugs.

**Concern:**

Some weatherproof covers missing.

**Recommendation:**

Repair all plugs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$1,605	Medium

*Updated: February 22 2006*

**G4020.01 Area Lighting\***

Both pole mounted street lights and wall mounted floodlights. Adequate coverage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	OCT-05