

RECAPP Facility Evaluation Report

Prairie Rose Regional Div #8



New Brigden School

B3823A

New Brigden

Facility Details

Building Name: New Brigden School
Address:
Location: New Brigden

Building Id: B3823A
Gross Area (sq. m): 0.00
Replacement Cost: \$1,998,643
Construction Year: 0

Evaluation Details

Evaluation Company: Baird & Bergum Architects Ltd.
Evaluation Date: June 23 2006
Evaluator Name: Robert Baird

Total Maintenance Events Next 5 years: **\$667,500**
5 year Facility Condition Index (FCI): **33.40%**

General Summary:

The original, one story, 445 m2 building was constructed in 1955. A 191 m2, one story addition was added in 1958. A 137 m2, one story, addition was added in 1964 and a one story, 93 m2 former house was moved to the site and renovated and connected to the school in 1997. Original year of construction of the house is assumed to be in the 1950's. Free- standing, one story portables were installed adjacent to the main building in 1962 (73.5 m2) and 1988 (66.9 m2). The total area of the school, including the two portables is 1,006.4 m2. No drawings are available for the existing construction and no date of modernizations are recorded. The school serves grades 1 to 9 and has a capacity of 100 students.

Structural Summary:

No drawings are available for any of the construction, therefore materials and systems not visible are assumed. 1955, 1958 and 1964 sections have standard concrete foundation walls on strip footings and concrete slabs on grade, with masonry walls and wood roof joist, except gymnasium area in 1958 section has precast concrete Tees. 1997 addition is wood framing with pre-engineered wood trusses and wood floor joists. The structure is in good condition..

Envelope Summary:

No drawings are available for any of the construction, therefore materials and systems not visible are assumed. 1955, 1958 and 1964 sections have concrete block walls with assumed loose fill insulation. Stucco and brick exteriors. Painted wood wainscot on 1955 section. Built-up asphalt roofing needs to be replaced to all three sections, as does wood windows in 1955 section. 1997 addition has stucco exterior over batt insulated wood stud walls, with sloped asphalt shingle roofing over loose fill insulated attic. 1997 addition also has PVC fixed and casement venting windows and metal clad wood doors. Although the envelope insulation value and roofing for the 1955, 1958 and 1964 sections is poor, the overall building envelope for all sections is acceptable.

Interior Summary:

There is no record of modernization projects, but most interior finishes appear to have been upgraded around 1980 or later. However, most finishes, except for in the 1997 addition, still require Lifecycle Replacement. Walls are painted concrete block and gypsum board. There is ceramic wall tile 1500mm high in washrooms. The flooring is typically sheet vinyl in hallways, classrooms, concession and storage rooms, with carpet in the library, computer room and staff areas. The 1962 portable has original 225 x225mm vinyl asbestos tile, which should be replaced. The gymnasium has hardwood flooring and there is quarry tile in washrooms. Ceilings are glue-on acoustic tile in hallways and classrooms with painted gypsum board in the library, concession, storage and service rooms. The gypsum board ceiling in the computer room has a spray texture finish. The gymnasium ceiling is painted, exposed concrete Tees, The 1998 portable has a suspended T-bar acoustic ceiling. Millwork is typically painted and varnish wood cabinets and shelving with plastic laminate countertops. The school is one level with good barrier free access except the washrooms. A unisex barrier free washroom should be built. Existing washrooms are too small to renovate. The main entry doors should have power assisted operators installed on them. Due to the age of construction, and type of materials, a hazardous material assessment study should be done. Generally the interiors are in acceptable condition.

Mechanical Summary:

Washroom plumbing fixtures are vitreous china with manual trim and appear to have been upgraded around 1980. Barrier free lavatories should be added to the washrooms. There is a variety of single and double bowl sinks in classrooms, the staff room and kitchen as well as a large wall hung service sink all appear to be original construction. The plumbing is original and consists of copper domestic water (where exposed) with cast iron and DWV waste and venting. The

domestic water piping should be insulated in the mechanical room. A single natural gas tank type water heater in the mechanical room provides the school's domestic hot water needs.

Fire protection is provided by multi-purpose dry type fire extinguishers located throughout the school. The school has no fire hose cabinets or fire sprinklers.

A single cast iron hot water heating boiler provides hot water to the cabinet heaters in vestibules and convective fin radiation on the gymnasium wall. The hot water system was installed in 1995. Hydronic piping consists of steel and copper tubing with fibreglass insulation. Heating in the 1955 and 1964 portions of the school is by gas fired furnaces. The furnaces do not have mixing boxes and proper ventilation is most likely not achieved. The hot water heating system should be expanded to serve all rooms in the school and a proper tempering ventilation system installed. The gymnasium ventilation is provided by a roof mounted indirect gas fired heating unit with 100% outside air. This unit and the gymnasium exhaust fan should be replaced with an air to air heat recovery unit.

A CSI digital control system was installed in 1995 to control the boiler plant and pumps. The furnaces are controlled by electric thermostats and the cabinet heaters by line voltage thermostats.

Overall the mechanical systems and equipment are in Marginal condition.

Electrical Summary:

The school has two electrical services one serving the 1964 and 1988 portables the other serving the remainder of the school. The 1955 electrical service has not been upgraded and is in poor condition. This switch and splitter distribution should be replaced and the services to the school consolidated to one service. The wiring is generally non-combustible with EMT and surface raceway, however some NMD90 wiring is presumed in the wood frame portables.

Lighting is T12 fluorescent throughout the school this should be replaced with T8 or T5 to reduce energy consumption. There are no automatic interior lighting controls, all lighting is controlled using toggle switches. Exterior high pressure sodium area lights illuminate entrances and are controlled by photocell.

The life safety systems fire alarm, emergency and exit lighting have been recently upgraded. The school is network wired with Category 5 cable and has a Meridian digital phone system.

Overall the school electrical systems and equipment are Acceptable.

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

S1 STRUCTURAL**A1010 Standard Foundations***

Concrete foundation walls on concrete strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-07

A1030 Slab on Grade*

Concrete slab on grade in 1955, 1958, and 1964 sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-07

A2020 Basement Walls (& Crawl Space)*

Concrete walls to lower mechanical room in 1955 section and crawlspace walls/foundation under 1997 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-07

B1010.01 Floor Structural Frame*(Building Frame)

Wood floor joists to storage room above mechanical area in 1955 section and floor of 1997 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-07

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

Concrete block walls in 1955, 1958 and 1964 sections. Wood stud walls in 1997 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-07

B1010.03 Floor Decks, Slabs, and Toppings*

Plywood subfloors in part of 1955 section and all of 1997 addition..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-07

B1010.07 Exterior Stairs**

Metal stairs with fiberglass treads and landing to exit door of 1997 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	40	JAN-07

B1010.09 Floor Construction Fireproofing*

Fire-rated gypsum board installed to underside of storage room wood floor joists in 1955 section.

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

B1020.01 Roof Structural Frame*

Wood roof joists, supported by concrete block walls, assumed to 1955, 1958 and 1964 sections, except 1958 gymnasium portion has precast concrete Tees. Pre-engineered wood trusses supported by wood stud walls in 1997 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JAN-07

B1020.04 Canopies*

Assumed to be wood framing.

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

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

Brick facing on exterior of 1958 and portions of the 1964 addition.

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

B2010.01.06.04 Wood Siding**

Painted wood panel siding wainscot below windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	40	JAN-07

Event: Replace painted wood panels.**Recommendation:**

Replace painted wood panels with prefinished metal siding, (approximately 60 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,000	Low

Updated: JAN-07

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

Stucco exterior on 1955 section, portions of 1964 addition, and 1997 addition.

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

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

Caulking around window and door frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	20	JAN-07

Event: Recaulk window and door frames.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,000	Low

Updated: JAN-07

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

Concrete block with brick and stucco exterior to 1955, 1958 and 1964 sections..

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

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

Wood framed stud walls to 1997 addition.

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

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

Assumed loose fill insulation in concrete block walls, and batt insulation in wood framed walls.

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

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal and aluminum mechanical grilles.

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

B2010.09 Exterior Soffits*

Painted wood and prefinished metal soffits.

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

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

Painted wood fixed and awning venting units in 1955 and 1964 sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	JAN-07

Event: Replace wood windows.

Concern:

Wood windows are deteriorated.

Recommendation:

Replace wood windows to 1955 and 1964 sections, (10 units).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$15,000	Unassigned

Updated: JAN-07

B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows**

PVC fixed and casement venting units with sealed, double glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	40	JAN-07

B2030.01.02 Steel-Framed Storefronts**

Main entry is painted steel frame with painted steel doors and lower sidelight panels. Transom and upper half of doors and sidelights are glazed. Secondary entry is painted steel doors in painted steel frames with glass block transom and narrow glass block sidelights.

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

Event: Replace steel-framed storefronts.

Recommendation:

Replace two entry door steel-framed storefronts with aluminum framing.

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

Updated: JAN-07

B2030.02.01 Metal Doors and Frames

Insulated metal door to 1997 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	0	JAN-07

B3010.01 Deck Vapor Retarder and Insulation* - 1955,1958 and 1964

Wood deck to 1955 and 1964 additions. Precast concrete Tees to 1958 section. Vapor barriers and insulation to be replaced when reroofed, (see B3010.04.01).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JAN-07

B3010.01 Deck Vapor Retarder and Insulation* - 1997 Addition

Plywood sheathing with assumed, blown in cellulose attic insulation and poly vapor barrier to underside of wood roof trusses

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

B3010.02.01.01 Asphalt Shingles**

Sloped asphalt shingle roofing on 1997 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	25	JAN-07

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

Built-up asphalt and gravel roofing to all areas except 1997 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	25	JAN-07

Event: Replace built-up roofing.

Concern:

Built-up roofing is reported to leak, has ponding and wind scours.

Recommendation:

Replace roofing with sloped insulation, raised parapets, new scuppers, downspouts, and 2 ply SBS roofing, (approximately 775 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$150,000	Unassigned

Updated: JAN-07

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

Small patch, approximately 10 m2, of SBS roofing on 1964 section to repair leak. Will be replaced when whole roof is reroofed under B3010.04.01

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2005	25	JAN-07

B3010.08.02 Metal Gutters and Downspouts**

Prefinished metal scuppers and PVC pipe downspouts on 1955 and 1958 and 1964 sections. Prefinished metal eavestroughs and downspouts on 1997 addition. New scuppers and downspouts would be installed when reroofed under B3010.04.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	30	JAN-07

B3020.01 Skylights**

Acrylic domed, aluminum framed skylight over staff room in 1955 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	20	JAN-07

Event: Replace skylight.

Concern:

Wood trim around skylight is waterstained, so it is assumed that skylight leaks and or condensate forms.

Recommendation:

Replace skylight when roofing is replaced.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,500	Medium

Updated: JAN-07

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Painted concrete block and gypsum board on wood studs.

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

C1010.05 Interior Windows*

Wired glass in painted metal frame between office and computer classroom. Painted wood framed opening without glazing between gymnasium and concession.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JAN-07

C1020.01 Interior Swinging Doors**

Varnished wood doors in painted metal frames typical. Some with glass vision panels. Some painted wood and painted metal doors in painted wood and metal frames. Brushed chrome round knob hardware and push pulls on vestibule doors. Doors and hardware is assumed to have been installed, or replaced, in 1980 or later.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JAN-07

C1030.01 Visual Display Boards**

Aluminum framed chalk, white and tack boards. Electronic "smart boards". Most assumed to be installed in 1980 or later.

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

Event: Replace visual display boards.

Recommendation:

Replace display boards installed before 1990.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$15,000	Low

Updated: JAN-07

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

Prefinished metal toilet compartments assumed to be installed around 1980.

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

Event: Replace toilet partitions.

Recommendation:

Replace toilet partitions, (6 stalls).

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

Updated: JAN-07

C1030.08 Interior Identifying Devices*

Engraved plastic door signs, assumed to be installed around 1980, (replacement less than \$1,000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	20	JAN-07

C1030.10 Lockers**

One and two tiered, prefinished metal lockers in the hallways, assumed to be installed around 1980.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	30	JAN-07

Event: Replace lockers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,000	Low

Updated: JAN-07

C1030.12 Storage Shelving*

Metal shelving in gymnasium storage room and library.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Plastic, large roll toilet tissue dispensers. Plastic paper towel dispensers and liquid soap dispensers. Chrome framed, glass mirrors. Assumed to have been installed in 1995 or later.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	20	JAN-07

C1030.17 Other Fittings*

Prefinished, fold down boot racks in entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	10	JAN-07

Event: Replace boot racks.

Concern:

Metal is starting to rust.

Recommendation:

Replace boot racks, (two units).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$2,000	Medium

Updated: JAN-07

C2010 Stair Construction*

Cast in place concrete stairs down a half flight o lower level mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	100	JAN-07

C2020.08 Stair Railings and Balustrades*

Painted steel pipe handrail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	50	JAN-07

C3010.01 Concrete Wall Finishes*

Concrete walls to lower level mechanical room. Some spalling.

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

C3010.02 Wall Paneling**

Painted plywood with battens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	JAN-07

Event: Replace painted plywood paneling.

Recommendation:

Replace painted paneling with varnished wood paneling.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Low

Updated: JAN-07

C3010.04 Gypsum Board Wall Finishes*

Painted gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	60	JAN-07

C3010.06 Tile Wall Finishes**

Glazed ceramic tile about 1500mm high on washroom walls, assumed to have been installed around 1980.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	40	JAN-07

C3010.09 Acoustical Wall Treatment**

Painted pegboard on upper gymnasium walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	20	JAN-07

Event: Replace pegboard.

Recommendation:

Replace painted pegboard with acoustic panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,000	Low

Updated: JAN-07

C3010.11 Interior Wall Painting**

Painted concrete block and gypsum board walls, assumed to have been painted in 1990 or later.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	10	JAN-07

Event: Repaint walls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Low

Updated: JAN-07

C3020.01.02 Paint Concrete Floor Finishes**

Painted concrete floors in mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1980	10	JAN-07

Event: Patch and repaint floor.

Concern:

Floor of lower level mechanical room is spalled.

Recommendation:

Patch and repaint floor.

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

Updated: JAN-07

C3020.02 Tile Floor Finishes**

Quarry tile floors in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	50	JAN-07

C3020.04 Wood Flooring**

Hardwood floor in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	JAN-07

Event: Replace hardwood floor.

Recommendation:

Replace hardwood floor in gymnasium, (approximately 144 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$40,000	Low

Updated: JAN-07

C3020.07 Resilient Flooring**

Sheet vinyl flooring in hallways and classrooms of 1955, concession in 1958 section and entry/hallway of 1964 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	20	JAN-07

Event: Replace resilient flooring.

Recommendation:

Replace resilient flooring and rubber base, (approximately 360 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$45,000	Low

Updated: JAN-07

C3020.08 Carpet Flooring -1997**

Carpet in computer classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	15	JAN-07

C3020.08 Carpet Flooring - 1995**

Carpet in staff room, offices and library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	15	JAN-07

Event: Replace carpet.

Recommendation:

Replace carpet and rubber base, (approximately 105 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$9,000	Low

Updated: JAN-07

C3020.14 Other Floor Finishes**

Galvanized sheet metal over plywood floor in furnace closet in computer classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	20	JAN-07

C3030.01 Concrete Ceiling Finishes*

Painted precast concrete Tee's in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	100	JAN-07

C3030.04 Gypsum Board Ceiling Finishes*

Painted gypsum board in library,concession, storage and service rooms. Spray textured ceiling in computer classroom.

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

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

Suspended T-bar in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	JAN-07

Event: Replace T-bar ceilings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,500	Low

Updated: JAN-07

C3030.07 Interior Ceiling Painting**

Painted concrete Tee's in gymnasium and painted gypsum board in library, concession, storage and service rooms. Assumed to have been painted in 1990 or later.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	20	JAN-07

Event: Repaint ceilings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,000	Low

Updated: JAN-07

C3030.09 Other Ceiling Finishes*

Stucco ceiling in mechanical room.

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

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

Vitreous china, floor mounted, flush tank with open front seats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	35	JAN-07

D2010.02 Urinals**

Floor mounted, vitreous china with flush tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1980	35	JAN-07

D2010.03 Lavatories**

Enamelled steel, vanity mounted with chrome knob operated faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	35	JAN-07

Event: Install barrier free lavatories**Concern:**

Lavatories do not have barrier free access.

Recommendation:

Replace lavatories with wall mounted wash fountains and infrared faucets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$13,500	High

Updated: JAN-07

D2010.04 Sinks**

Wall mounted, enamelled cast iron service sink with hot and cold faucets each with a vacuum breaker installed.

Stainless steel double and single bowl with kitchen style faucets in staff and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	JAN-07

Event: Replace sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$13,500	Low

Updated: JAN-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper tubing where exposed to view.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	40	JAN-07

D2020.01.02 Valves: Domestic Water**

Gate and ball type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	40	JAN-07

Event: Replace domestic water valves

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

Updated: JAN-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Reduced pressure type on hot water boiler makeup water supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	JAN-07

D2020.02.02 Plumbing Pumps: Domestic Water**

Submersible well water pump and domestic hot water circulation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	JAN-07

Event: Replace well & circulation pumps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$4,500	Low

Updated: JAN-07

D2020.02.04 Domestic Water Conditioning Equipment**

Inline chlorinator added to domestic water supply system as precaution. Well water has a funny odour and taste, apparently safe to drink, but not used for drinking water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	2000	20	JAN-07

Event: Install water treatment system.

Concern:

Potable water is not used in the school because of poor taste and colour. Bottled water is used for drinking but students are not prevented from drinking water from the well.

Recommendation:

Install water treatment system as recommended by the Study.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$30,000	High

Updated: JAN-07

Event: Test and design potable water system.

Concern:

Potable water is not used in the school because of poor taste and colour. Bottled water is used for drinking but students are not prevented from drinking water from the well.

Recommendation:

Water treatment specialist to analyze the water for safety and recommend a treatment system to remove the foul taste and colour.

Consequences of Deferral:

Potential health hazard?

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2007	\$20,000	Unassigned

Updated: JAN-07

D2020.02.06 Domestic Water Heaters**

Natural gas, natural draft, tank type manufacturer by GSW, 13.2 kW input with 151 litre tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	JAN-07

D2020.03 Water Supply Insulation: Domestic*

Boiler room domestic water is not insulated. Potential for asbestos elbows on piping system.

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

Event: Install insulation in boiler room

Concern:

Excessive heat loss from plumbing reduces energy efficiency.

Recommendation:

Install mineral fibre insulation with canvas covering.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$5,000	High

Updated: JAN-07

D2030.01 Waste and Vent Piping*

Cast iron and DWV

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

D2030.03 Waste Piping Equipment*

Concrete sump (1955) and stand style sump pump in basement boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	30	JAN-07

D3010.02 Gas Supply Systems*

Above ground utility meter and regulator assembly provides gas to the school. Buried steel piping around the perimeter of the school with secondary pressure regulators. Exterior piping should be painted to prevent further corrosion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1955	60	JAN-07

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

Cast iron, natural gas, natural draft, Weil McLain PFG-6, 85.6 kW input and 71.4 kW output provides hot water to 1964 addition and Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	35	JAN-07

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

Galvanized steel, insulated breeching with B-Vent chimney. Insulated combustion air with trap.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	30	JAN-07

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

Micron filter and flow restrictor / indicator. Chemical pot feeder should be added.

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

D3020.03.01 Furnaces - Gymnasium**

Roof mounted indirect fired ventilation unit provides air to the gymnasium. Climate master model number is illegible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1980	25	JAN-07

Event: Replace gymnasium ventilation unit

Concern:

Unit is old, parts are no longer available, and heat exchanger is probably badly corroded.

Recommendation:

Replace with roof mounted air to air recovery unit with integral enthalpy wheel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$30,000	High

Updated: JAN-07

D3020.03.01 Furnaces-1955**

Gas fired furnaces provide heating to individual classrooms in the 1955 portion of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	25	JAN-07

Event: Replace heating system

Concern:

Furnaces are very old and lack mixing boxes for ventilation air.

Recommendation:

Install perimeter radiation in three classrooms and a central air to air heat recovery for ventilation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$100,000	High

Updated: JAN-07

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

B-vent chimneys, no combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JAN-07

Event: Install combustion air

Concern:

No combustion air ducts serve furnace rooms venting is corroded through the outer wall in some areas.

Recommendation:

Install new B-vent and pre-insulated flexible combustion air ducts and traps in each furnace room to wall hood. This event is not required if the ventilation and heating system is upgraded.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$11,000	Unassigned

Updated: JAN-07

D3030.06.02 Refrigerant Condensing Units**

Roof mounted condensing units serve wall mounted fan coils in some classrooms.

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

D3040.01.02 Fans: Air Distribution*

Four variable speed axial circulation fans in each corner of the gymnasium with heavy steel guard assembly.

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

D3040.01.04 Ducts: Air Distribution*

Galvanized sheet metal construction where exposed. Shelv-a-duct system in 1955 classrooms perimeter millwork.

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

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Linear grilles on top of 1955 Shelv-a-duct millwork.

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

D3040.03.01 Hot Water Distribution Systems**

Inline centrifugal pump circulates hot water boiler and heating system. Copper and steel piping provide hot water to fin radiation in the Gymnasium and 1964 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	40	JAN-07

D3040.04.01 Fans: Exhaust**

Spun aluminium roof exhauster for gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	30	JAN-07

Event: Replace/install exhaust fans

Concern:

Gymnasium fan is well past the lifecycle replacement and there is no exhaust for the janitor's room and washrooms.

Recommendation:

Install heat recovery unit to serve washrooms and janitors room. Gymnasium fan should be replaced with air to air ventilation unit refer to D3020.03.01 Furnaces** - Gymnasium.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$5,000	High

Updated: JAN-07

D3050.01.01 Computer Room Air Conditioning Units**

There is no air conditioning on the computer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JAN-07

Event: Install computer room air conditioning

Concern:

Computer room has no air conditioning and becomes very uncomfortable for students to use in the summertime.

Recommendation:

Install condensing unit on computer room furnace.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$6,000	Unassigned

Updated: JAN-07

D3050.03 Humidifiers**

No humidification exists in the school.

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

Event: Add humidification

Concern:

No humidifiers on air handling systems, lower than required relative humidity levels in the wintertime will translate to additional sick days and an uncomfortable space.

Recommendation:

Add electric canister type steam humidifiers on furnaces or central steam humidification plant.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$50,000	High

Updated: JAN-07

D3050.05.02 Fan Coil Units**

Ceiling and wall mounted cabinet heater located in vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	30	JAN-07

D3050.05.03 Finned Tube Radiation**

Wall mounted, painted steel cabinets with top and bottom slopes around the perimeter of the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	40	JAN-07

D3060.02.01 Electric and Electronic Controls**

Line voltage thermostats control cabinet heaters. Past life cycle date and should be replaced (cost <\$1000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	JAN-07

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

INET CSI control system controls indoor/ outdoor reset, circulation pumps, and boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	25	JAN-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Multi-purpose dry type fire extinguishers located throughout corridors. Testing in 2005.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	JAN-07

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

Two pole mounted overhead transformers provide service to the school, one to the 1964 addition and one to the 1955 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	40	JAN-07

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

Main fused disconnect, spiltter and fused branch disconnects.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1955	40	JAN-07

Event: Replace 1955 electrical service**Concern:**

The main electrical distribution is very old and equipment appears corroded. Possible fire and operational hazard.

Recommendation:

Replace with main distribution board with main breaker, CT section and branch breaker section. Consolidate school electrical services on one service entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$20,000	High

Updated: JAN-07

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

Push in breakers some newer panelboards with bolt on breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	30	JAN-07

Event: Replace panelboards**Concern:**

Breakers are no longer available for older push in breaker panels. Age of panels suggest replacement is warranted.

Recommendation:

Replace with bolt on branch breaker panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$18,000	High

Updated: JAN-07

D5010.07.02 Motor Starters and Accessories**

Dual sanitary effluent pump starter installed in the mechanical room. FVNR hot water circulation pump starter.

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

D5020.01 Electrical Branch Wiring*

Generally conduit and surface raceway throughout.

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

D5020.02.01 Lighting Accessories (Lighting Controls)*

Manual toggle switches throughout, no automatic interior controls.

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

D5020.02.02.02 Interior Florescent Fixtures**

Surface mounted T12 with acrylic lenses throughout school including gymnasium. Gradually being replaced with T8 and electronic ballasts.

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

Event: Replace fluorescent lighting

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$45,000	Low

Updated: JAN-07

D5020.02.03.02 Emergency Lighting Battery Packs**

Distributed wall mounted battery packs with integral incandescent lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2003	20	JAN-07

D5020.02.03.03 Exit Signs*

Wall mounted LED above exits and in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2003	30	JAN-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall pack area lights and recessed canopy lights with protective lenses at school entrances and exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-07

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

Photocell control.

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

D5030.01 Detection and Fire Alarm**

Exterior wallmounted combination bell/strobe. Manual pull stations at exits. Edwards EST1 fire alarm control panel. Motorized bell / strobe combination units throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	25	JAN-07

D5030.02.02 Intrusion Detection**

DSC PC3000 control panel with numeric access pad at main entrance monitors exterior door contacts and motion detectors placed throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	JAN-07

D5030.03 Clock and Program Systems**

Simplex clock program system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	JAN-07

Event: Replace clock system

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

Updated: JAN-07

D5030.04.01 Telephone Systems**

Nortel Meridan digital telephone switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	JAN-07

D5030.04.04 Data Systems**

Category 5 cabling throughout, central LAN room.

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

D5030.07 Other Communications and Security Systems*

LCD ceiling projectors and smart boards. One classroom setup for distance learning with ceiling mounted microphones and speakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2003	20	JAN-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

Stove and fridge in concession.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Painted wood basketball backboards on wall mounted, side folding, painted steel framing.

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

E2010.02 Fixed Casework** - 1997 Addition

Painted and varnished wood cabinets. Plastic laminate countertops with varnished wood gables to computer counters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	JAN-07

E2010.02 Fixed Casework**- 1955, 1958, and 1964 Sections

Metal shelving with linoleum tops in classrooms and painted wood shelving in janitor and storage rooms in 1955 section. Painted wood cabinets with plastic laminate tops in concession and varnished wood shelving in gymnasium storage room in 1958 section. Varnished wood shelving and plywood cabinets with plastic laminate countertops in library in 1964 section. Years installed are assumed to same as date the building section was built.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	JAN-07

Event: Replace casework.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$40,000	Low

Updated: JAN-07

E2010.03.01 Blinds** - Horizontal Venetian

Horizontal, Venetian blinds in library and computer room windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	30	JAN-07

E2010.03.01 Blinds- Vertical Louvers**

Vertical louver blinds in classroom windows installed around 1980.

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

Event: Replace vertical louver blinds.

Recommendation:

Replace vertical louver blinds in 8 windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,000	Low

Updated: JAN-07

E2020 Moveable Furnishings*

Variety of desks, tables and chairs.

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

F1010.02.04 Portable and Mobile Buildings* - 1962

Architectural :

Free-standing, wood frame structure with sloped wood trusses. Assumed to be supported on wood block piers. Newer asphalt shingle roofing, prefinished metal fascia, vented soffit, eavestroughs, gutters, vinyl siding, fixed wood windows with sealed glazing, and wood entry doors, (all assumed to have been installed around 1995). Painted wood landings with wood steps, up 3 risers. Interior has 225 x225 mm vinyl asbestos tile flooring, 305 x305 mm glue-on acoustic tile ceiling. Painted gypsum board and varnished plywood walls. Painted wood cabinets with plastic laminate tops. Horizontal Venetian blinds in windows.

Mechanical :

A 1962 gas fired furnace provides heating and some ventilation to millwork mounted grilles (shelv-a-duct system) and a side wall louvred return air grill returns air to the furnace. Sheet metal is galvanized and not insulated, natural gas supply is steel. A newer through the wall air conditioner is used to cool the classroom. A dry type fire extinguisher is installed for fire protection.

Electrical :

1962 electrical wiring is presumed to be NMD90 in the wood frame construction newer EMT conduit was installed to pick up some receptacles and fire alarm. There is a newer push-in breaker panelboard used for circuit protection. The classroom lighting is provided by surface mounted, T12 fluorescent lights with acrylic lenses. Emergency lighting is provided by a battery pack with remote heads, exit lights are located over the exit doors. Fire alarm has been installed consisting of a manual pull station and bell/strobe combination unit.

The portable is in acceptable Architectural and Electrical condition, and marginal Mechanical condition making the overall condition acceptable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1962	25	JAN-07

Event: Replace furnace.

Concern:

Furnace parts are no longer available and age of furnace suggests heat exchanger failure. Adequate ventilation is not provided with this heating system.

Recommendation:

Replace furnace, furnace venting, and add an air to air heat recovery unit to provide adequate ventilation to the classroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$10,000	High

Updated: JAN-07

Event: Replace vinyl asbestos tile flooring.

Recommendation:

Replace vinyl asbestos flooring with sheet linoleum and rubber base, (approximately 54 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,000	Low

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* - 1988

Architectural :

Wood framed, flat roof structure with built-up asphalt and gravel roofing, prefinished metal siding, aluminum windows with fixed over sliding, venting units and painted metal exterior door. Portable is connected to 1958 section. Assumed to be supported on wood block piers. Interior has sheet vinyl flooring, suspended T-bar acoustic ceiling and painted gypsum board walls. Varnished wood door in metal frame. Metal shelving with sheet metal countertop. Horizontal Venetian blinds. All finishes are assumed to be original 1988 installation.

Mechanical :

A 1988 gas fired furnace provides heating and some ventilation to millwork mounted grilles (shelv-a-duct system) and a side wall louvred return air grill returns air to the furnace. Sheet metal is galvanized and not insulated, natural gas supply is steel. A newer wall mounted split system air conditioner is used to cool the classroom. A dry type fire extinguisher provides fire protection.

Electrical :

1988 electrical wiring is presumed to be NMD90 in the wood frame construction. There is a push-in breaker panelboard used for circuit protection. The classroom lighting is provided by lay-in mounted fluorescent lights with acrylic lenses. A fire alarm manual pull station is located by the door. A smart board, LCD projector and ceiling mounted microphone are installed to enable distance learning classes.

The portable is in overall acceptable condition.

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

Event: Replace BUR roofing.

Concern:

Roofing ponds and has wind scours.

Recommendation:

Replace with 2 ply SBS roofing, (approximately 67 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$12,000	Unassigned

Updated: JAN-07

Event: Replace sheet vinyl flooring.

Recommendation:

Replace sheet vinyl flooring and rubber base, (approximately 67 m2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,000	Low

Updated: JAN-07

F2020.01 Asbestos*

Assumed asbestos in contained mechanical insulation. Probably is asbestos contained in 225 x225 vinyl tile flooring and 305 x 305 acoustic ceiling tiles in 1962 portable and older building materials in other parts of the school.

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

Event: Conduct a study.

Concern:

Assumed asbestos in mechanical insulation. Possible asbestos contained in older building materials.

Recommendation:

Hazardous materials assessment study should be done, (see F2020.09).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	0	\$0	Low

Updated: JAN-07

F2020.02 PCBs*

Possibly PCBs in older light fixture ballasts.

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

Event: Conduct a study.

Concern:

Possibly PCBs in older light fixture ballasts.

Recommendation:

Hazardous materials assessment study should be done, (see F2020.09).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	0	\$0	Low

Updated: JAN-07

F2020.04 Mould*

Water staining evident along base of concrete walls and floor is wet in lower level mechanical room. Potential for mould growth.

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

Event: Conduct a study.

Concern:

Potential mould growth conditions.

Recommendation:

Hazardous materials assessment study should be done, (see F2020.09).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	0	\$0	Low

Updated: JAN-07

F2020.09 Other Hazardous Materials*

Hazardous materials could be present.

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

Event: Conduct a study.

Concern:

Hazardous materials could exist.

Recommendation:

Conduct a hazardous materials assessment study.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2008	\$10,000	High

Updated: JAN-07

S8 FUNCTIONAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance - 1962 Portable**

Exterior stairs to 1962 portable entry door.

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

Event: **Install a ramp.**

Concern:

Exterior stairs to entry.

Recommendation:

Install an exterior ramp.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$10,000	Medium

Updated: JAN-07

K4010.01 Barrier Free Route: Parking to Entrance - Main Entry

Level access from parking and bus loading to main entry doors.

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

K4010.02 Barrier Free Entrances

Main entry doors are at grade level.

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

Event: **Install power assisted door operators.**

Concern:

Main entry and vestibule doors don't have power assisted operators.

Recommendation:

Install power assisted operators to one set of exterior and vestibule doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$10,000	Medium

Updated: JAN-07

K4010.03 Barrier Free Interior Circulation

Level access to floor areas in 1955, 1958, 1964,1997 sections (interior ramp connecting 1997 addition to 1964 section) and 1988 portable.

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

K4010.04 Barrier Free Washrooms

No barrier free washrooms.

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

Event: Construct a barrier free washroom.

Concern:

No barrier free washrooms.

Recommendation:

Construct a uni-sex barrier free washroom.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$20,000	Medium

Updated: JAN-07

RECAPP Facility Evaluation Report



New Brigden School

S3823

New Brigden

Facility Details

Building Name: New Brigden School
Address:
Location: New Brigden

Building Id: S3823
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Baird & Bergum Architects Ltd.
Evaluation Date: June 23 2006
Evaluator Name: Robert Baird

Total Maintenance Events Next 5 years: \$291,000
5 year Facility Condition Index (FCI): 0%

General Summary:

Large, grassed site on edge of Town. Minimal landscaping and fencing. Access by gravel roads. Gravel parking and bus loading areas adjacent to road. Gravel roadways and parking lots should be re-graveled. Grassed playing fields should be redone and irrigation system installed. There is a small, painted wood storage shed, used for site maintenance equipment, with an asphalt shingle roof located on a concrete pad across the road from the main buildings. Water is provided from a well with a down hole pump, the water is potable but has a foul taste. A chlorinator is installed to ensure the water remains potable, but a water cooler is used for drinking water. Septic tanks are used to capture solids from the sanitary waste and effluent is delivered to a below grade sewer field. Natural gas and overhead power is provided by the local utility. Secondary electrical lines located over the portable classroom should be relocated. Site and improvements are in generally acceptable condition.

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)***

Very flat site. Minimal drainage away from buildings.

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

G2010.02.01 Aggregate Roadway (Gravel)**

Gravel roadway from Town's gravel roads to school parking and bus loading areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	10	JAN-07

Event: Resurface gravel roadway.**Concern:**

Roadway is worn

Recommendation:

Apply an additional layer of 100mm gravel, (approximately 500 M2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$7,000	Medium

Updated: JAN-07

G2020.02.01 Aggregate Parking Lots (Gravel)**

Gravel parking area adjacent to roadway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	10	JAN-07

Event: Resurface gravel parking area.**Concern:**

Parking area is worn.

Recommendation:

Apply an additional layer of 100mm gravel, (approximately 150 M2)..

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$2,000	Medium

Updated: JAN-07

G2020.06.02 Parking Bumpers*

Precast concrete wheel stops in front of parking stalls and along section of the roadway behind the parking area.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete sidewalks along roadway in front of the school and leading to entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1964	15	JAN-07

Event: Replace concrete sidewalks.

Concern:

Sidewalks are badly deteriorated and cracked.

Recommendation:

Replace concrete sidewalks, (approximately 70 M2).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$12,000	High

Updated: JAN-07

G2040.02 Fences and Gates**

1200mm high wood post and horizontal strand wire fence with steel pipe swing gate separating playground areas from roadway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	30	JAN-07

Event: Replace fence and gate.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Low

Updated: JAN-07

G2040.03 Athletic and Recreational Surfaces**

Non-irrigated grassed playing fields.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1955	25	JAN-07

Event: Replace and irrigate grass playing fields

Concern:

Grass areas are patchy and uneven, with gopher holes.

Recommendation:

Eliminate gophers and remove existing grass. Replace grass playing field areas with level topsoil and seed. Install underground irrigation system.

Consequences of Deferral:

Unsafe playing conditions. Tripping hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$250,000	High

Updated: JAN-07

G2040.04 Athletic and Recreational Equipment*

Painted steel pipe soccer goals. Chainlink baseball backstops.

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

G2040.05 Site and Street Furnishings*

Painted wood picnic tables. Steel oil drum garbage cans.

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

G2040.06 Exterior Signs*

Name of school in individual aluminum letters mounted on face of brick wall at main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	25	JAN-07

G2040.08 Flagpoles*

Painted steel flagpole with external rope halyard.

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

G2050.04 Lawns and Grasses*

Non-irrigated grass areas along roadway and around school buildings.

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

G2050.05 Trees, Plants and Ground Covers*

No planting material on the school site, except grass ground cover. Some large trees outside of property lines adjacent to playing field areas.

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

G3010.02 Site Domestic Water Distribution*

Water well provides potable water to the school. Water is potable but reported to have bad taste. Chlorinator installed to ensure water safety, refillable water bottles are used for drinking water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	50	JAN-07

G3020.01 Sanitary Sewage Collection*

Sewage is collected in holding tanks effluent is pumped to a below grade sewer field.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	50	JAN-07

G3020.02 Septic Systems*

Below grade sewer field used to remove effluent from septic tanks. Field is split for primary / standby operation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	50	JAN-07

G3020.03 Sanitary Sewage Equipment*

Concrete septic tanks are used to collect solid waste.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	50	JAN-07

G3060.01 Gas Distribution*

Natural gas service provided by local utility, meter and regulator are located outside the school, secondary pressure is regulated to 1.75kPa.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	JAN-07

G4010.01 Electrical Substations*

50 kVA single phase pole mounted transformer provides power to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	50	JAN-07

G4010.02 Electrical Power Distribution Lines*

Overhead primary lines appear to be off the school property. Overhead secondary conductors provide power from the transformer to two service masts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1955	50	JAN-07

Event: Replace overhead conductors

Concern:

South overhead service is directly over the portable classroom, possible shock and fire hazard if the secondary cables should fall.

Recommendation:

Replace overhead conductors with new buried secondary in conduit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$10,000	High

Updated: JAN-07

G4010.04 Car Plugs-ins*

Several weatherproof receptacles mounted on the exterior of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	25	JAN-07