

RECAPP Facility Evaluation Report



Parkland Village School

B4053A
Spruce Grove

Facility Details

Building Name: Parkland Village School
Address: 28, 53222 R. R. 272
Location: Spruce Grove

Building Id: B4053A
Gross Area (sq. m): 0.00
Replacement Cost: \$2,540,042
Construction Year: 0

Evaluation Details

Evaluation Company: Stephens Kozak Carr and Brown
Evaluation Date: December 1 2004
Evaluator Name: Mr. Eric Lumley

Total Maintenance Events Next 5 years: \$170,640
5 year Facility Condition Index (FCI): 6.72%

General Summary:

The building was constructed in 1982 with a small addition in 2003. 1980 portables were located in 1982 with a connecting link. Additional portables were added in 1992 and 1993. The building is generally in good condition.

Structural Summary:

There is a structural concrete floor slab on grade beams and concrete skin friction piles. The walls are loadbearing concrete block, supporting an OWSJ roof frame and steel roof deck.

Envelope Summary:

Life-cycle replacement of roofing is required.

Interior Summary:

All finishes are in good condition.

Mechanical Summary:

Classrooms, administration and support areas heated by perimeter radiation. Gymnasium heated by unit heaters. Heating system consists of two heating boilers, two inline circulation pumps, distribution piping. Ventilation provided by three built up air systems. Supply air distribution is low velocity with ceiling return for classrooms and ducted return for gymnasium. Plumbing fixtures are flush tank water closets, stall urinals, lavatories, stainless steel sinks. Exhaust fans provided to expel foul odors from the school.

Fire protection consists of fire extinguishers installed on wall hooks or in cabinets.

Items found during school review which should be addressed are:

- Conduct study to review alternate humidification.
- Install fire rated fire stops on plastic piping passing through rated walls.
- Conduct study related to gymnasium air system high occupancy function.

Mechanical systems and components are in good condition.

Electrical Summary:

The school has a 600 amp, 120/208 volt, 3 phase, 4 wire service. The MDP has space to add breakers for future loads. A TVSS should be provided and breaker identification should be reaffirmed, and lamicaid labels should be provided. Panelboards are located throughout the school. Breaker loads should be confirmed and new typewritten directories should be provided. Fluorescent lighting has recently been upgraded to T8, 32 watt lamps and electronic ballasts. Emergency power to selected light fixtures and receptacles, fire alarm system, exit lights and selected mechanical equipment is provided from a diesel engine driven emergency generator. The fire alarm system consists of a Chubb main control panel with detection and audible devices from various manufacturers. There is a fire alarm annunciator panel at the main entrance. The fire alarm system is deficient in some areas and is old and in poor condition. Data system Category 5 or 5E cable is installed in the ceiling spaces from outlets to a multiple number of hub and server locations. The Owner has scheduled to relocate data equipment to one location. The Rauland Telecentre 21 paging, sound and intercommunication system is problematic. There is a Meridian telephone system in good operating condition in the school. Exterior lighting should be increased and upgraded to new HPS fixtures. Lighting control is obsolete, however, it is connected to the building management system.

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 skin friction piles and grade beams.

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

B1010.01 Floor Structural Frame*(Building Frame)

Structural cast in place floor slab.

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

B1010.02 Structural Interior Walls Supporting Floors*

Loadbearing concrete block walls.

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

B1010.05 Mezzanine Construction*

Concrete cast in place floor slab to upper mechanical room and storage area.

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

B1010.06 Ramps: Exterior*

Wooden ramps to portables.

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

B1010.07 Exterior Stairs*

Wood exterior stairs to portables. Some perforated steel stair treads.

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

B1020.01 Roof Structural Frame*

Open web steel joists and metal roof deck.

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

B1020.04 Canopies*

Metal framed canopy at main entrance.

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

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Facing brick rainscreen to original building.

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

B2010.01.06.03 Metal Siding*

Vertical metal siding to fascia.

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

B2010.01.08 Portland Cement Plaster: Ext. Wall*

Cement plaster bouncing surface applied to north face of gymnasium.

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

B2010.09 Exterior Soffits*

Perforated metal soffit to underside of canopy at main entrance.

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

B2020.01.01.02 Aluminum Windows*

Bronze anodized aluminum windows.

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

B2030.02.01 Metal Doors and Frames

Insulated hollow metal doors in pressed steel frames.

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

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

Membrane roofing reaching the end of its life expectancy. Roofing report available from owner.

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

Event: Replace roofing membrane.

Concern:

Membrane roofing over original building is 23 years old, and is reaching the end of its life expectancy. Roofing membrane reaching the end of its life expectancy.

Recommendation:

Replace roofing membrane.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$108,000	Low

Updated: March 4 2005

B3010.08.02 Metal Gutters and Downspouts*

Internal downspouts discharging externally to splashpads with surface run off.

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

B3020.01 Skylights*

Pyramid skylights.

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

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Concrete block and gypsum board stud partitions throughout.

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

C1010.03.01 Accordion Folding Partitions

Vinyl faced accordion folding partition in library.

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

C1010.05 Interior Windows*

Pressed steel frames and wired glass.

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

C1020.01 Interior Swinging Doors*

Hollow metal doors and solid core wood doors in pressed steel frames.

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

C1020.03 Interior Fire Doors*

Hollow metal fire rated doors to storage rooms.

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

C1030.01 Visual Display Boards*

White boards and vinyl faced tack boards throughout.

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

C1030.02 Fabricated Compartments(Toilets/Showers)*

Floor mounted metal toilet partitions.

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

C1030.06 Handrails*

Pipe handrails to stairs to mezzanine mechanical room and upper storage room.

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

C1030.08 Interior Identifying Devices*

Adequate signage throughout.

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

C1030.12 Storage Shelving*

Painted plywood shelving units throughout.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Commercial grade mirrors, soap dispensers, roller paper towel dispensers, electric hand dryers to washrooms.

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

C2010 Stair Construction*

Concrete cast in place stair to upper mechanical room, paint finish. Wood stair to upper storage area.

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

C2020.05 Resilient Stair Finishes*

Resilient tile finish to treads and rubber nosing to stair to upper storage area.

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

C2020.08 Stair Railings and Balustrades*

Pipe handrail to upper mezzanine storage area.

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

C3010.04 Gypsum Board Wall Finishes*

Gypsum board finish to non-loadbearing partitions.

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

C3010.06 Tile Wall Finishes*

Ceramic and mosaic tile finish to washrooms and in custodian storage areas.

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

C3010.09 Acoustical Wall Treatment*

Surface mounted acoustic panels in gym.

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

C3010.11 Interior Wall Painting*

Concrete block and gypsum board interior wall surfaces, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	5	DEC-04

C3010.13 Wall Trim and Decoration*

Vertical wood boarding to display case surround in main corridor and as feature "bulkhead" in corridors.

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

C3020.02 Tile Floor Finishes*

Brick pattern ceramic tile flooring in main entrance and general office area. Ceramic mosaic tile flooring in washrooms and custodial storage areas.

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

C3020.04 Wood Flooring*

Resilient hardwood flooring in gymnasium.

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

C3020.07 Resilient Flooring*

Resilient tile flooring and sheet flooring throughout.

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

C3020.08 Carpet Flooring*

Carpet in office areas.

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

C3020.11 Floor Painting

Mezzanine concrete slab to mechanical room, painted.

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

C3030.02 Ceiling Paneling (Wood)*

Cedar board ceiling and light shaft next to skylight in library.

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

C3030.04 Gypsum Board Ceiling Finishes*

Gypsum board ceilings in storage rooms and washrooms.

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

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

Acoustic lay-in tile in T-bar grid in classrooms and corridors, and administration areas.

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

C3030.07 Interior Ceiling Painting*

Gypsum board ceilings in washrooms and exposed metal roof deck, painted.

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

S4 MECHANICAL

D2010.01 Water Closets*

Student washrooms: Floor mounted, flush valve, open front seat, regular rim bowl.
 Staff washrooms: Floor mounted, flush tank, open front seat, regular rim bowl.

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

D2010.02 Urinals*

Stall urinal, flush valve.

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

D2010.03 Lavatories*

Porcelain steel, on/off brass.

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

D2010.04 Sinks*

Stainless steel which vary in size and function. Swing spout brass.

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

D2010.05 Showers*

Pressure balance mix valve, institutional shower head.

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

D2010.08 Drinking Fountains / Coolers*

Wall hung, non refrigerated.

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

D2010.09 Other Plumbing Fixtures*

Floor janitor sink. Dishwasher in Room 113. Three compartment sink in Room 105.

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

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping and fittings.

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

D2020.01.02 Valves: Domestic Water

Ball valves.

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

D2020.01.03 Piping Specialties (Backflow Preventors)*

Vacuum breaker not installed on outside hose bibb.

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

D2020.02.02 Plumbing Pumps: Domestic Water*

Domestic hot water in line recirculation pump.

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

D2020.02.06 Domestic Water Heaters*

State domestic hot water heater, 108,000 BTU/hr. input.

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

D2020.03 Water Supply Insulation*: Domestic

Domestic hot, cold and recirculation piping insulated.

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

D2030.01 Waste and Vent Piping*

Cast iron, plastic, copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	50	DEC-04

D2030.02 Waste Piping Specialties*

Solids interceptor installed for counter sink in Room 125.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	50	DEC-04

D2040.01 Rain Water Drainage Piping Systems*

Roof drains discharge to grade. Plastic drain line installed in rated wall in emergency generator room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: **Install fire rated fire stop on plastic piping passing through rated wall.**

Concern:

Plastic drain line installed through rated wall is a code violation.

Recommendation:

Install fire rated fire stop on plastic piping passing through rated walls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$1,296	Medium

Updated: February 28 2005

D2040.02.04 Roof Drains*

Cast iron domes, full flow.

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

D3010.02 Gas Supply Systems*

Gas piping distribution to boilers, domestic hot water heater, portable furnaces.

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

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

Common Class B chimney for hot water boiler, steam boiler, domestic hot water heater.

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

D3020.01.04 Water Treatment: Steam Boilers*

Chemical treatment and water softener installed.

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

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

Two (2) natural draft coppertube Teledyne boilers, 450,000 BTU/hr input complete with pressure relief valve, low water cut off.

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

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

Common Class B chimney for hot water boiler, steam boiler, domestic hot water heater.

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

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

Chemical pot feeder allows addition of water treatment. Side stream filter.

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

D3040.01.01 Air Handling Units: Air Distribution* AS-1

Provides ventilation air for gymnasium. Air system located in mechanical room consists of supply fan (3070 l/s) motorized fresh, return dampers, 50 mm throw away filters, hot water heating coil, three way heating coil valve, steam grid humidifier, low velocity ductwork distribution, motorized relief air damper in gymnasium.

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

Event: Conduct study to determine upgrade required to air system for high occupancy function.

Concern:

Air system is single speed. Heating coil is hot water. Air system not suitable for high occupancy function.

Recommendation:

Conduct study to determine upgrade required to air system for high occupancy function.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$2,160	Medium

Updated: February 28 2005

D3040.01.01 Air Handling Units: Air Distribution* AS-2

Provides ventilation air for library, lunch study room. Air system located in mechanical room consists of supply fan (2000 l/s) motorized fresh, return dampers, 50 mm throw away filters, hot water heating coil, three way heating coil valve, steam grid humidifier, low velocity ductwork distribution, ceiling return air plenum.

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

D3040.01.01 Air Handling Units: Air Distribution* AS-3

Provides ventilation air for administration area and science/art room. Air system located in mechanical room consists of supply fan (1300 l/s), motorized fresh, return dampers, 50 mm throw away filters, hot water heating coil, three way heating coil valve, steam grid humidifier, low velocity ductwork distribution, ceiling return air plenum.

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

D3040.01.03 Air Cleaning Devices:Air Distribution*

50 mm throw away filters installed in each air system.

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

D3040.01.04 Ducts: Air Distribution*

Low velocity supply air ductwork to ceiling or wall outlets. Ceiling space utilized as return air plenum. Gymnasium return air ducted direct to air system.

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

D3040.01.05 Duct Accessories: Air Distribution*

Balancing dampers provided in branch line ducts to air outlets. Fire dampers installed at duct/rated wall penetrations.

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

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Air outlets vary as to type. Fixed pattern square diffusers, linear grilles, adjustable bar grilles.

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

D3040.02 Steam Distribution Systems: Piping/Pumps*

Low pressure steam piping to steam grid humidifiers. Condensate piped to drain.

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

D3040.03.01 Hot Water Distribution Systems*

Black iron piping distribution.

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

Event: **Conduct study to determine cause of heating system noise.**

Concern:

Heating system noisy. Noise noted in Rooms 126, 123.

Recommendation:

Conduct study to determine cause of heating system noise.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$2,160	High

Updated: February 28 2005

D3040.03.01 Hot Water Distribution Systems*

Two inline pumps circulate heated water via black iron piping to radiation, entrance heaters. Non rising stem gate isolation valves, plug cock balancing valves.

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

D3040.04.01 Fans*: Exhaust

Inline exhaust fans located in ceiling space. Purge fan in Staff Room 113. Range hood in Staff Room 113. Separation of outflow from air intakes adequate.

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

D3040.04.03 Ducts*: Exhaust

Low velocity exhaust air ductwork to exhaust air outlets and fans.

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

D3040.04.04 Ducts Accessories*: Exhaust

Balancing dampers provided in branch line ducts. Fire dampers installed in duct/rated wall penetration.

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

D3040.04.05 Air Outlets and Inlets*: Exhaust

Egg crate grilles.

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

D3050.03 Humidifiers*

Steam grid humidifier installed in three (3) air systems. Cast iron sectional boiler for humidification complete with pressure relief valve, water level control. Not operational as steam boiler not in operation.

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

Event: **Conduct study to review alternate method of humidification.**

Concern:

Steam boiler requires daily blow down and chemical treatment monitoring. Maintenance costs high.

Recommendation:

Conduct study to review alternate method of humidification.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2005	\$3,240	Low

Updated: April 21 2005

D3050.05.02 Fan Coil Units*

Four (4) ceiling fan coil units installed at entrances. One (1) ceiling fan coil unit installed in library.

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

D3050.05.03 Finned Tube Radiation*

Radiation element installed in radiation enclosure and within millwork along building perimeter.

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

D3050.05.06 Unit Heaters*

Vertical hot water unit heaters installed in gymnasium and mechanical room. Horizontal unit heater installed in outdoor storage.

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

D3060.02.01 Electric and Electronic Controls*

Electric thermostat cycles fan coil fans in entrances and unit heaters.

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

D3060.02.02 Pneumatic Controls*

Duplex air compressor with refrigerated air dryer provides control air for pneumatic control components. Day/night thermostats required control air pressure cycled via BMS. Pneumatic damper motors provided on air systems. Pneumatic control valves on radiation.

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

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

Siemens BMCS provides global control of the mechanical systems. Provides scheduling, night set back. Gymnasium complete with two (2) hour override timer.

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

D3090 Other Special HVAC Systems and Equipment*

Emergency generator provided with motorized fresh air, relief air and exhaust air dampers. Diesel fuel storage tank located adjacent to generator filled manually.

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

D4030.01 Fire Extinguisher, Cabinets and Accessories*

ABC fire extinguishers installed on wall hooks, in cabinets.

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

S5 ELECTRICAL

D5010.01 Main Electrical Transformers*

1982 pad mounted Fortis transformer located south of school near the property line. Underground secondary service from the transformer passes below the parking area south of the school and terminates at the MDP.

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

D5010.03 Main Electrical Switchboards (Main Distribution)*

MDP is Square D, 600 amps, 120/208 volts, 3 phase, 4 wire installed in 1982. No TVSS. There is space for the addition of breakers for future loads. Existing breakers should be properly identified as to connected load.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	DEC-04

Event: Install a TVSS. Verify connected loads and provide lamacoid breaker identification.

Concern:

Identification of connected loads could be time consuming in doing maintenance and in emergency situations. Lack of TVSS leaves no protection from power system surges.

Recommendation:

Install a TVSS. Verify connected loads and provide lamacoid breaker identification.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$5,400	Low

Updated: March 2 2005

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

Branch circuit panelboards are Square D, 120/208 volts, 3 phase, 4 wire, 225 amp bussing, surface or flush mounted, 42 or 30 circuit, located throughout the school. Directories should be updated to reflect connected loads.

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

Event: Verify connected loads and provide corrected typewritten directories.

Concern:

Identification of connected loads could be time consuming in doing maintenance an in emergency situations.

Recommendation:

Verify connected loads and provide corrected typewritten directories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$1,080	Low

Updated: March 2 2005

D5010.07.02 Motor Starters and Accessories*

Loose motor starters, Square D, located in upper mechanical room.

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

D5020.01 Electrical Branch Wiring*

Branch wiring is installed in conduit and appears in good condition with very few showing evidence of damage.

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

D5020.02.01 Lighting Accessories (Lighting Controls)*

Low voltage control is provided for corridors, washrooms and the gymnasium. Control switches are in the General Office for corridors and washrooms and the gymnasium has local switches. The remaining areas have line voltage local switches. The low voltage system is in poor condition and should be replaced.

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

Event: **Replace low voltage switching system.**

Concern:

Obsolete system.

Recommendation:

Replace low voltage switching system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$5,400	Low

Updated: March 2 2005

D5020.02.02.01 Interior Incandescent Fixtures*

A small number of incandescent pot lights are in the school.

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

Event: **Replace incandescent lamps or fixtures with energy efficient products.**

Concern:

Energy savings could be realized with other types of lighting. Short lamp life results in higher maintenance costs.

Recommendation:

Replace incandescent lamps or fixtures with product of higher efficiency and lower energy consumption.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$2,160	Low

Updated: March 2 2005

D5020.02.02.02 Interior Florescent Fixtures*

Retrofit program 2001, T8 lamps (735) and electronic ballasts were installed. Classrooms, corridors and washrooms have surface wraparound fixtures. Storage, mechanical and electrical rooms have surface strip lights c/w wire guards.

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

D5020.02.02.03 Interior Metal Halide Fixture*

Gymnasium has suspended metal halide fixtures and surface mounted fluorescent wraparound fixtures.

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

D5020.02.02.05 Other Interior Fixtures*

Some pot lights have been retrofitted with mini-fluorescent lamps. LED type exit lights with white polycarbonate housing and red letters were installed in 2001. EXIT lights are connected to the emergency generator distribution system.

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

Event: Connect exit lights to battery packs upon removal of emergency generator

Concern:

Refer to D5090.02 (Emergency Power System). The removal of the emergency power system would result in rewiring of the exit lights to DC battery packs for emergency connection.

Recommendation:

Upon removal of emergency generator connect exit lights to battery packs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$3,240	Low

Updated: March 2 2005

D5020.02.03 Emergency Lighting*

Selected fluorescent fixtures in the main school are connected to the emergency distribution system. Battery packs are provided in the portable areas.

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

Event: **Replace existing battery packs, and provide packs to meet code.**

Concern:

Refer to D50090.02 (Emergency Power System). The removal of the emergency power system would result in the lack of Code required emergency lighting. Old existing battery packs could fail at any time.

Recommendation:

Replace existing battery packs. Provide battery packs to meet code.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$8,640	Medium

Updated: March 2 2005

D5020.03.01.01 Exterior Incandescent Fixtures*

Surface mounted incandescent fixtures are mounted below the soffits.

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

Event: **Replace fixtures with energy efficient fixtures.**

Concern:

The existing fixtures are in poor condition, inefficient in light output and high in energy costs.

Recommendation:

Replace fixtures with energy efficient fixtures having higher light output.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$1,944	Low

Updated: March 2 2005

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

HPS wall packs are original from 1982 construction and are poor quality.

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

Event: **Provide more efficient vandal resistant fixtures to improve lighting.**

Concern:

Fixtures are in poor condition and could fail at any time. Lighting levels are low. Fixtures are prone to vandalism casued damage.

Recommendation:

Provide a larger number of more efficient vandal resistant fixtures to improve lighting.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$3,240	Low

Updated: March 2 2005

D5020.03.02 Lighting Accessories (Lighting Controls)*

Exterior lighting is contactor controlled by photo-cell and the building management system.

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

D5020.03.03 Emergency Lighting*

See 5020.02.03 Emergency Lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	30	DEC-04

D5030.01 Detection and Alarm Fire Alarm*

CHUBB main control panel in General Office, with devices from various manufacturers. Hard wired system last tested in 2004. Bells throughout. No smoke detector in Infirmary. Annunciator panel at main entrance in vestibule.

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

Event: **Investigate fire alarm system to determine Code compliance, and replace system.**

Concern:

The system is old and in poor condition with devices missing in some locations.

Recommendation:

Replace fire alarm system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$21,600	High

Updated: March 2 2005

D5030.02.01 Door Answering*

Pushbutton at main entrance connected to sound system for night buzzer.

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

D5030.02.02 Intrusion Detection*

DCS PC3000 control panel in General Office storage room. Motion sensors in corridors and throughout school. Monitored by Emergency Control Center. The control panel is problematic.

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

Event: Replace security control panel and components as required.

Concern:

The system is problematic with the possibility of failure.

Recommendation:

Replace control panel and components as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$2,160	Low

Updated: March 2 2005

D5030.03 Clock and Program Systems*

Electric 24 hour clocks are installed in corridors. Battery clocks are installed in classrooms.

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

D5030.04.01 Telephone Systems*

Meridian telephone system is located in the main electrical room. Telephone sets are located in the General Office areas, Staff areas and in classrooms.

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

Event: Upgrade telephone system to newest technology with integration capability.

Concern:

The system is nearly outdated and likely not capable of integration with sound systems.

Recommendation:

Upgrade to newest technology with integration capability.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$3,240	Low

Updated: March 2 2005

D5030.04.02 Paging Systems*

Paging is via a Rauland Telecenter 21 system. Class bells and signals are via this system.

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

Event: **Upgrade paging system to latest technology with integration capabilities.**

Concern:

Newer technology could be more compatible for integration with sound systems.

Recommendation:

Upgrade system to latest technology with integration capabilities.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$10,800	Low

Updated: March 2 2005

D5030.04.04 Data Systems*

The main Hub-server is in the General Office storage room. Other hubs are located in the school. The Owner will be relocating all the components into one location in Room 203. Cabling is Category 5 or 5E run open in ceiling spaces and exposed in Hub-server locations.

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

D5030.05 Public Address and Music Systems*

The Rauland Telecenter 21 system installed in approximately 1988 is located in the General Office. Operation is problematic.

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

Event: .

Concern:

With the system being problematic a loss of communications could occur.

Recommendation:

Replace head-end equipment and integrate with telephone system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$21,600	Low

Updated: March 2 2005

D5090.02 Packaged Engine Generator Systems (Emergency Power System)*

Harway, 25kVA, 120/208 volt, 3 phase, 4 wire generator set c/w automatic transfer switch located in upper mechanical area. The unit is 1982 original. The emergency system provides power to selected lighting, EXIT lights, fire alarm, intrusion alarm and sound system. The system is diesel engine driven. There is no fuel spill containment well and the day tank is single wall construction.

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

Event: **Also reference other sections noted below.**

Concern:

Refer to D5020.02.05 Other Interior Fixtures and D5020.03.03 Emergency Lighting. There is no spill containment at the fuel tank. The system is old and tends to be of high maintenance costs. Fuel recycling/disposal will be costly.

Recommendation:

Remove system. Provide alternate sources of emergency lighting. See sections referenced above in "Concern".

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$5,400	Low

Updated: March 2 2005

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

Domestic electric range and range hood, upright fridge / freezer, microwave, coffee maker and dishwasher in staff lounge. Small kitchen equipped with electric range and range hood, upright fridge / freezer, microwave, and coffee maker.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Main court side swing basketball backstops with rectangular plywood backstops.

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

E2010.02.05 Educational Facility Casework*

Variety of plastic laminated finished shelving, base cabinets and upper cabinets.

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

E2010.02.07 Kitchen Casework*

Plastic laminate finished base cabinets and upper cabinets.

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

E2010.02.09 Library Casework*

Plastic laminated finished shelving and library charge desk.

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

E2010.03.01 Blinds*

Venetian blinds to classroom windows. Vertical fabric blinds to administration offices.

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

E2010.03.06 Curtains and Drapes*

Curtains to staff lounge.

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

E2020 Moveable Furnishings*

Variety of teacher desks. office furniture and classroom furniture, filing cabinets etc.

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

F1010.02.04 Portable and Mobile Buildings

Frame construction on concrete skin friction piles. resilient tile flooring. T-bar with lay-in acoustic tile ceilings. Aluminum windows. Metal siding to exterior. Wood platform and stairs from exit door.

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

Event: **Replace rotted skirting with cement board, to one portable. Provide crawlspace ventilation with "window" wells.**

Concern:

Skirting is rotting and there is a lack of ventilation under one portable floor.

Recommendation:

Replace rotted skirting with non-organic material such as cement board. Provide undefloor ventilation by introducing vent grilles in "window" wells.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$6,480	Low

Updated: March 4 2005

F1010.02.04 Portable and Mobile Buildings

Frame construction on concrete skin friction piles. Resient tile flooring, T-bar and acoustic lay-in tile ceiling. Aluminum windows. Metal siding to the exterior. Wood platform and stairs from exit door.

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

F2020.01 Asbestos*

Unknown. Recommend that a hazardous materials audit be carried out.

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

Event: **Conduct a hazardous materials audit.**

Concern:

Presence and condition of potentially hazardous materials is unknown.

Recommendation:

Conduct a hazardous material audit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2005	\$2,160	Low

Updated: March 4 2005

Facility Details

Building Name: Parkland Village School
Address:
Location: Spruce Grove

Building Id: S4053
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company:

Evaluation Date:

Evaluator Name:

Total Maintenance Events Next 5 years: \$540
5 year Facility Condition Index (FCI): 0%

General Summary:

The site and roads are in acceptable condition. Surface storm water run-off cannot be overcome as there is no municipal storm system to connect to.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE

G2010.02.02 Flexible Pavement Roadway (Asphalt)*

Access road combined with parking lot.

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

G2010.05 Roadway Curbs and Gutters*

Access road combined with parking lot.

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

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

Paved parking lot.

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

G2020.05 Parking Lot Curbs and Gutters*

Curbs at sidewalk edge to parking lot.

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

G2020.06.02 Parking Bumpers*

Concrete wheelstops.

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

G2020.06.03 Parking Lot Signs*

Directional markers on freestanding posts.

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

G2020.06.04 Pavement Markings*

Painted parking stall lines.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)*

Concrete sidewalks to entrances and exits.

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

G2030.06 Exterior Steps and Ramps*

Wooden platforms with metal steps, wooden ramps to exits from portables.

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

G2040.02 Fences and Gates*

Chain link fence to east of building. Variety of domestic fence styles to north property line.

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

G2040.03 Athletic and Recreational Surfaces*

One soccer field, one baseball diamond. Grassed.

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

G2040.06 Exterior Signs*

Freestanding school sign at north east of property. Metal signs on angle uprights for parking and drop off.

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

G2040.08 Flagpoles*

Single flagpole adjacent to main entrance.

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

G2050.04 Lawns and Grasses*

Site area is grassed.

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

G2050.05 Trees, Plants and Ground Covers*

Landscaped area to east and south faces of building.

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

G3010.02 Site Domestic Water Distribution*

50mm domestic cold water connected to Parkland Village distribution system.

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

G3010.03 Site Fire Protection Water Distribution*

Municipal fire hydrant not within 90m of front entrance.

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

Event: **Install new fire hydrant within 90m of main entrance.**

Concern:

Fire hydrant is not within 90m of front entrance.

Recommendation:

Install fire hydrant within 90m of front entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$12,960	High

Updated: February 28 2005

G3020.01 Sanitary Sewage Collection*

Sanitary piping connected to municipal system with a 100mm sanitary sewer line.

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

G3030.01 Storm Water Collection*

Downspouts discharge to splashpads and surface runoff.

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

G3060.01 Gas Distribution*

Natural gas to internal meter.

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

G4010.04 Car Plugs-ins*

There are 10 square steel posts on concrete bases. Each post has one duplex receptacle. The power to the receptacles is contactor controlled via the building management system. There are no receptacle cover plates. There are 20 energized parking stalls.

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

Event: **Install weatherproof coverplates with self-closing gasketed lids.**

Concern:

The lack of weatherproof covers could result in the tripping of breakers caused by wind driven rain or snow into the receptacle.

Recommendation:

Install weatherproof coverplates with self closing gasketed lids.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$540	High

Updated: February 28 2005

G4020.01 Area Lighting*

HPS wall packs are located around the building. Two pole mounted HPS fixtures are located in the parking area to the south of the school. The lighting is at poor levels of illumination in most areas.

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

Event: **Add more light fixtures and replace old fixtures with higher efficiency fixtures.**

Concern:

Existing light levels are poor and inadequate for safety and vandalism protection.

Recommendation:

Add more light fixtures and replace the old fixtures with higher efficiency fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$8,640	Medium

Updated: February 28 2005

S8 FUNCTIONAL ASSESSMENT

K40 Current Code Issues

No code issues identified.

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

K4010.01 Barrier Free Route: Parking to Entrance

Barrier free access from parking to main entrance.

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

K4010.02 Barrier Free Entrances

Power assisted door at main entrance.

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

K4010.03 Barrier Free Interior Circulation

Barrier free access throughout.

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

K4010.04 Barrier Free Washrooms

Barrier free washrooms provided.

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