

RECAPP Facility Evaluation Report

Lloydminster Pub Sch #1753



Queen Elizabeth School

B3728A

Lloydminster (Alta)

Facility Details

Building Name: Queen Elizabeth School
Address: 5512 - 51 Avenue
Location: Lloydminster (Alta)

Building Id: B3728A
Gross Area (sq. m): 0.00
Replacement Cost: \$5,064,354
Construction Year: 0

Evaluation Details

Evaluation Company:
Evaluation Date: April 1 1999
Evaluator Name:

Total Maintenance Events Next 5 years: \$573,520
5 year Facility Condition Index (FCI): 11.32%

General Summary:

Original 1,158.3 sq m single story school constructed in 1954. Masonry and wood construction with brick cladding, stucco, and built up roof.

Addition of 1,587.1 sq m added in 1982 and constructed of masonry, steel frame, brick cladding and built up roof. Renovation of shower rooms to convert to tutorial rooms and storage is currently underway.

Current gross area of the school is 2,745.4 sq m, with a student capacity of 275.

The building is in good condition.

Structural Summary:

Concrete foundation system of grade beams and spread footings. Roof in 1954 phase is wood framing while 1982 is steel framed and bears on masonry walls and steel beams/columns. The original building has a wood framed floor over a crawl space while the addition has a slab on grade.

The structure is in good condition.

Envelope Summary:

Exterior walls are clad with brick, stucco, metal fascia and trim. Windows are double glazed aluminum, doors are hollow metal. Roof has BUR in need of replacement.

Building envelope is in good condition.

Interior Summary:

Partitions are a combination of concrete block and metal/wood studs with gypsum board. Ceiling finishes include gypsum board and acoustic tile in T-bar. Floor finishes include vinyl tile, epoxy flooring, sheet vinyl, ceramic tile, carpet and hardwood. Carpet floor finishes require replacement. Solid core and hollow metal doors. Code issues are limited to BFA.

Building is in good condition.

Mechanical Summary:

The 1954 original school was modernized in 1982 and addition built. heating system consists of two natural draft copper tube boilers, two inline circulation pumps, distribution piping, ventilation provided via three (3) built up air systems and low velocity ductwork distribution. Exhaust fans expel foul odors. Plumbing fixtures and brass are commercial quality. Fire protection consists of wet standpipe/fire hose cabinets & fire extinguishers.

Items found during review which should be addressed are:

- Install air conditioning for computer room.
- Replace gasket/groove heating system piping fittings with welded fittings.
- Install required backflow preventors to eliminate possible contamination of potable water system.

Mechanical systems and components are in fair to good condition.

Electrical Summary:

120/208V/3PH underground electrical service to building. Fluorescent lighting provided to most areas with T12 hard metric lamps. Lighting fixtures in need of replacement. DC battery pack type emergency lighting system. Edwards 6500 fire alarm system. Fire alarm control panel and remote annunciator in need of replacement. The electrical installation generally appears in good condition.

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

S1 STRUCTURAL**A1010 Standard Foundations***

Perimeter and interior grade beams bearing on concrete spread footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	APR-99

A1030 Slab on Grade 1982

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	APR-99

B1010.01 Floor Structural Frame*(Building Frame) 1954

Wood frame suspended floor over crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	APR-99

B1010.01 Floor Structural Frame*(Building Frame) 1982

Steel frame floor assembly at mechanical mezzanine. Concrete slab floor over stage at gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	APR-99

B1010.02 Structural Interior Walls Supporting Floors* 1982

Concrete pedestals supporting floor over crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	APR-99

B1010.02 Structural Interior Walls Supporting Floors* 1982

Cast in place concrete walls supporting suspended floor assembly at mechanical mezzanine and gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	APR-99

B1010.03 Floor Decks, Slabs, and Toppings* 1982

Metal deck with concrete topping at mechanical mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	APR-99

B1010.05 Mezzanine Construction* 1982

Open web steel joists supported on concrete block partitions at mechanical mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	APR-99

B1010.07 Exterior Stairs 1954**

Cast concrete steps at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	APR-99

B1020.01 Roof Structural Frame* 1954

Wood framed roof assembly bearing on concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	APR-99

B1020.01 Roof Structural Frame* 1982

Steel structure bearing on concrete block and steel beams/columns

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	APR-99

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

Face brick as outer wythe of cavity walls throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	APR-99

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

1982: Stucco on roof fascia.

1954: Stucco panels were added in 1982 where windows were removed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	APR-99

B2010.01.09 Expansion Control: Exterior Wall Skin*

Periodic control joints in face brick and stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	APR-99

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

Control joints and transitions between dissimilar materials are caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	APR-99

B2010.01.13 Paints (& Stains): Exterior Wall**

Exterior painting limited to doors and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	APR-99

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

Concrete block as inner wythe of cavity walls throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	APR-99

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

Insulation within cavity walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	APR-99

B2010.06 Exterior Louvers, Grilles, and Screens*

Clear anodized aluminum louvres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	APR-99

B2010.09 Exterior Soffits*

1982: Stucco on metal furring.
 1954: Painted plywood soffits with vents added during 1982 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	APR-99

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

Aluminum framed windows with operable vent along the bottom. Field double glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	APR-99

B2030.01.01 Aluminum-Framed Storefronts 1954**

Glazed aluminum entrances set in aluminum frames at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-99

B2030.03 Large Exterior Special Doors*

Wood overhead door to outdoor storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-99

B2030.05 Other Exterior Doors**

Insulated hollow metal doors with and without glazing set in pressed steel frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

B3010.01 Deck Vapor Retarder and Insulation* 1982

Drawings indicate vapour retarder and insulation at typical roof assembly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	APR-99

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

Roof on 1954 building replaced during 1982 modernization. 2003 roof inspection report notes few current problems, but at 23 years old it is recommending replacement in 2009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	APR-99

Event: **Replace BUR.**

Concern:

Evidence of ponding on 1954 phase.

Recommendation:

Replace BUR throughout (2,745 sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$230,050	Low

Updated: November 9 2005



B3010.09 Roof Specialties and Accessories

Metal ship's ladder from janitor room to roof. Metal ladder from lower roof to gym roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	APR-99

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

Concrete block and metal/wood stud partition throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	APR-99

C1010.03 Interior Operable Folding Panel Partitions**

Folding panel type door at gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-99

C1010.05 Interior Windows*

Wired glass and tempered glass set in pressed steel frame in windows and sidelites throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	APR-99

C1010.06 Interior Glazed Partitions and Storefronts*

Single glazing set in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	APR-99

C1020.01 Interior Swinging Doors**

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	APR-99

Event: Replace door hardware**Concern:**

hardware is a variety of makes and styles; many have round knobs where lever design required for Barrier Free Access.

Recommendation:

Replace door knob hardware with lever design (50 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$16,050	Low

Updated: November 9 2005

C1020.03 Interior Fire Doors*

Hollow metal and solid core wood set in rated pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	APR-99

C1030.01 Visual Display Boards**

Whiteboards and tackboards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	APR-99

C1030.02 Fabricated Compartments(Toilets/Showers) 1954**

Floor supported metal toilet partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	APR-99

C1030.02 Fabricated Compartments(Toilets/Showers) 1982**

Heavy duty floor supported toilet partitions with plastic laminate clad panels and hollow metal doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	APR-99

C1030.08 Interior Identifying Devices*

Cast aluminum signage mounted on doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	APR-99

C1030.12 Storage Shelving*

Painted and clear finish plywood shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	APR-99

C1030.14 Toilet, Bath, and Laundry Accessories*

Commercial grade mirrors, soap dispensers, and paper towel receptacles throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	APR-99

C2010 Stair Construction*

Precast concrete stairs to gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	APR-99

C2020.08 Stair Railings and Balustrades*

Metal railings on stairs to gym stage and on ships ladder to mechanical mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	APR-99

C2020.11 Other Stair Finishes*

Epoxy floor finishes on stairs to gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	APR-99

C3010.02 Wall Paneling**

Wood paneling on one wall of staff lounge and south wall of gym around stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-99

C3010.04 Gypsum Board Wall Finishes*

Gypsum board at metal stud framed partitions throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	APR-99

C3010.11 Interior Wall Painting**

All gypsum board and concrete block wall surfaces are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	5	APR-99

C3010.14 Other Wall Finishes**

Spray on desco type coating over plywood as wainscot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	APR-99

C3020.01 Concrete Floor Finishes (Paint)*

Painted concrete floor finishes in selected service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	APR-99

C3020.02 Tile Floor Finishes1982**

Ceramic mosaic tile in shower rooms. Tile also added around urinals in 1954 phase during 1982 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

C3020.04 Wood Flooring**

Sprung hardwood floor in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	APR-99

C3020.07 Resilient Flooring**

Sheet vinyl flooring in corridors and selected areas. Vinyl tile in portions of most classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	APR-99

C3020.08 Carpet Flooring**

Carpet tiles in library, music room, administration offices, and portions of 1954 phase of classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	APR-99

Event: Replace carpet

Concern:

Carpet is worn and stained in a number of areas. Carpet in library is being replaced during summer 2005.

Recommendation:

Replace carpet in music, administration offices and partial classrooms (800 sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$56,710	Low

Updated: November 9 2005

C3020.11 Floor Painting

Painted floors in mechanical and electrical rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	5	APR-99

C3020.14 Other Floor Finishes 1982**

Epoxy floor finishes in washrooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	5	APR-99

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

Suspended T-bar grid system with acoustic tiles in corridors, classrooms and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	APR-99

C3030.07 Interior Ceiling Painting**

Gypsum board ceilings are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	APR-99

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

Floor mounted, elongated bowl, open front seat, flush valve and flush tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D2010.02 Urinals**

Stall urinal, flush tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	APR-99

D2010.03 Lavatories**

Plastic lavatories with spring loaded brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-99

D2010.04 Sinks**

Stainless steel counter sinks, swing spout, gooseneck spout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D2010.08 Drinking Fountains / Coolers**

Wall hung, non refrigerated, vitreous china and fiberglass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D2010.09 Other Plumbing Fixtures**

Floor mounted janitor sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	APR-99

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	APR-99

D2020.01.03 Piping Specialties (Backflow Preventors)**

No backflow preventor installed on fire line, make up line to water softener, irrigation system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	APR-99

Event: **Install backflow preventors on fire line, make up lines to water softener, irrigation system**

Concern:

No backflow preventor installed on fire line, water softener make up line, irrigation system. No vacuum breakers installed on exterior hose bibbs.

Recommendation:

Install backflow preventors and vacuum breakers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$10,700	Medium

Updated: November 9 2005

D2020.02.02 Plumbing Pumps: Domestic Water**

Domestic hot water inline recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	APR-99

D2020.02.06 Domestic Water Heaters**

Two (2) domestic hot water heaters, 105.5 kw input each. Standing pilot, natural draft, Class B chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	APR-99

D2020.03 Water Supply Insulation*: Domestic

Domestic hot, cold, recirculation piping insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D2030.01 Waste and Vent Piping*

Cast iron, copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	APR-99

D2030.02 Waste Piping Specialties*

Bottle traps installed on science room sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	APR-99

D2040.01 Rain Water Drainage Piping Systems*

Rain water leaders form roof hoppers connected to underground piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	APR-99

D2040.02.04 Roof Drains**

Cast iron domes. Full open flow.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	APR-99

D3010.02 Gas Supply Systems*

Gas distribution piping to heating boilers, steam boiler, domestic hot water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	APR-99

D3020.01.01 Heating Boilers & Accessories: Steam**

Low pressure Futura steam boiler for humidifiers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	APR-99

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

Class A chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	APR-99

D3020.01.04 Water Treatment: Steam Boilers*

Water softener, brine tank, chemical injector.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	APR-99

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

Two coppertube Raypak natural draft boilers, spark ignition, 527.8 kw input. Complete with low water cut off, relief valve, flow switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

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

Class A chimney shared. Insulated combustion air. Unit heater preheats combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

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

Side stream filter and chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D3020.05 Auxiliary Equipment: Heat Generation*

Air cushion horizontal expansion tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D3040.01.01 Air Handling Units: Air Distribution**

Three field fabricated air systems of similar configurations units complete with supply fan, return fan, motorized fresh, return, exhaust dampers, filter bank. Units complete with heating coil, pumped with three way control valve. Gym air system 3332 l/s supply air, 3332 l/s return air, 1982 addition classrooms 3304 l/s supply and return; original building classrooms 4248 l/s supply and return.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D3040.01.03 Air Cleaning Devices:Air Distribution*

Air systems filter section complete with 50 mm throw away filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-99

D3040.01.04 Ducts: Air Distribution*

Low velocity ductwork to air outlets. Balancing dampers provided in branch line ducts to air outlets. Fire dampers installed in fire rated walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	APR-99

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Air outlets vary as to type. Square and round diffusers, linear return air and Punka supply air in gymnasium, egg crate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D3040.02 Steam Distribution Systems: Piping/Pumps**

Black iron piping to humidifiers. Condensate piped to drain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-99

D3040.03.01 Hot Water Distribution Systems**

Two base mounted circulation pumps circulate hot water via black iron piping to radiation. Fan coil units, air system heating coils. Gasket grove pipe fittings leak.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	APR-99

Event: **Remove gasket grove fittings and install welded fittings.**

Concern:

Gasket grove pipe fittings leak.

Recommendation:

Remove gasket grove pipe fittings and install welded fittings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$321,000	High

Updated: November 9 2005

D3040.04.01 Fans: Exhaust**

Roof mounted Delhi exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-99

D3040.04.03 Ducts: Exhaust*

Low velocity ductwork to exhaust air outlets and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	APR-99

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate exhaust grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	APR-99

D3050.01.01 Computer Room Air Conditioning Units**

Computer room temperature excessive.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	APR-99

Event: **Install gas fired packaged rooftop unit for computer room.**

Concern:

Computer room temperature excessive.

Recommendation:

Install gas fire packaged rooftop unit with heat recovery, economizer section, Dx cooling.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$26,750	High

Updated: November 9 2005

D3050.02 Air Coils**

Hot water duct coils installed in ductwork serving interior rooms with no auxiliary heat. Total of five (5).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D3050.03 Humidifiers**

Steam grid humidifiers installed in each air system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	APR-99

D3050.05.02 Fan Coil Units 1982**

Wall mounted fan coil units installed in 1954 original building entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D3050.05.03 Finned Tube Radiation**

Majority of rooms provided with wall fin radiation installed within enclosure and millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	APR-99

D3050.05.06 Unit Heaters**

Vertical unit heaters installed in 1982 addition fan room and entrances. Horizontal unit heater preheats combustion air in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D3060.02.01 Electric and Electronic Controls**

Electric thermostat cycles entrance fan coil units, unit heaters to maintain set point.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D3060.02.02 Pneumatic Controls**

Duplex air compressor, refrigerated air dryer, day/night pneumatic room thermostats, control valves, damper motors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	APR-99

D3060.02.03 Pneumatic and Electric Controls

Transducers to integrate pneumatic components with BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	APR-99

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

Johnson Controls BMCS. System controls equipment activation and assists in maintaining building environment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	APR-99

D4020 Standpipes*

Fire hose cabinets complete with 40 mm hose valve, fire extinguisher, wet standpipe.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	APR-99

D4030.01 Fire Extinguisher, Cabinets and Accessories**

A.B.C. fire extinguishers installed in cabinets and on wall brackets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	APR-99

S5 ELECTRICAL**D5010.02 Secondary Electrical Transformers (Interior)****

208-600/347 volt step-up transformer for service to HID lights in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	APR-99

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

600A-120/208V/3PH/4W main distribution switchboard with 600 A main circuit breaker, manufactured by Square D. Main switchgear located in electrical room of 1982 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	APR-99

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

Square D panels, each appear to have spare space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	APR-99

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

Square D motor control center in mechanical room of 1954 section and in mechanical room of 1982 section, all appear to have been installed in 1982.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-99

D5020.01 Electrical Branch Wiring*

Ivory devices with stainless steel coverplates, wiring installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	APR-99

D5020.02.01 Lighting Accessories (Lighting Controls)*

Low voltage switching provided to control lights in each room. Washroom lights control by occupancy sensors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-99

D5020.02.02.02 Interior Florescent Fixtures**

Recess mounted fluorescent light fixtures through most areas. Fixtures are hard metric installed in hard metric ceiling complete with T12 lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	APR-99

Event: **Replace fluorescent light fixtures with new fixtures using T8 lamps and electronic ballasts.**

Concern:

Existing fluorescent light fixture are hard metric and use expensive 1200 mm T12 lamps. Fixtures also in poor shape and energy inefficient.

Recommendation:

Replace light fixtures with new imperial size light fixtures using T8 lamps with electronic ballasts. Costs based on approximately 700 fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$235,400	Medium

Updated: November 9 2005

D5020.02.02.03 Interior Metal Halide Fixture*

Metal halide light fixtures provided to gymnasium with remove ballasts installed in electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-99

D5020.02.03 Emergency Lighting*

DC emergency lighting system with remote heads, DC battery pack units, and exit signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-99

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall mounted HPS light fixtures installed along perimeter of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	APR-99

D5020.03.02 Lighting Accessories (Lighting Controls)*

Exterior light fixtures appear to be photocell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	APR-99

D5030.01 Detection and Fire Alarm**

Hard wired fire alarm system with fire alarm bells, heat detectors, fire pull stations, and remote annunciator by main front entry doors in 1954 section. Fire alarm control panel is an Edwards 6500.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	APR-99

Event: Replace fire alarm control panel and remote annunciator.

Concern:

Existing Edwards 6500 main fire alarm control panel is very old, repair parts no longer available, and in poor shape.

Recommendation:

Replace fire alarm panel and remote annunciator with new fire alarm panel in order to provide continued service to building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$16,050	High

Updated: November 9 2005

D5030.02.02 Intrusion Detection**

ADT security system complete with motion sensors located throughout school and alarm keypad.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	APR-99

D5030.03 Clock and Program Systems**

Battery operated clocks in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	APR-99

D5030.04.01 Telephone Systems**

Panther 306 telephone system with service through school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	APR-99

D5030.04.03 Call Systems**

Old relay based school intercom system, product of Bogen with call buttons and speakers in each classroom, and speakers in corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	APR-99

Event: **Replace intercom system with a new system integrated with telephone system.**

Concern:

Intercom system is very old, in poor shape, and no longer meets the need of the school. For security purposes, schools now require an integrated call system which provides direct telephone service to each classroom.

Recommendation:

Replace school intercom system with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$26,750	Medium

Updated: November 9 2005

D5030.04.04 Data Systems**

Cat 5. wiring with at least one data outlet per classroom, all wired back to dedicated hub and server located in room by library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	APR-99

D5030.05 Public Address and Music Systems**

Multi-media system located in room beside library, with wiring for school broadcast.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	APR-99

D5030.06 Television Systems*

Cable TV service provided to each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	APR-99

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090 Other Equipment**

Metal boot racks at entrance vestibules. Assistive listening devices in all classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	APR-99

E1090.04 Residential Equipment*

Residential grade refrigerator, dishwasher, and microwave in staff lounge. Microwave ovens in corridor for student use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	APR-99

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Four wall hung plywood backboards for basketball located in gym. Wall climbing equipment in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	APR-99

E2010.02.05 Educational Facility Casework* 1954

Painted plywood casework with sheet vinyl countertops in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	APR-99

Event: Replace original millwork in 1954 phase.

Concern:

Original millwork in 1954 is damaged and nearing end of effective life.

Recommendation:

Replace original millwork in 8 classrooms of 1954 phase (12 m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$8,560	Low

Updated: November 9 2005

E2010.02.05 Educational Facility Casework* 1982

Plastic laminate clad casework with plastic laminate countertops in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	APR-99

E2010.02.07 Kitchen Casework*

Plastic laminate clad casework with plastic laminate countertops in staff lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	APR-99

E2010.02.08 Laboratory Casework*

Plastic laminate clad casework with plastic laminate countertops in science room. Upper cabinets with sliding glass doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	APR-99

E2010.02.09 Library Casework*

Metal and painted plywood shelving in library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	APR-99

E2010.02.99 Other Casework*

Plastic laminate clad vanities in washrooms. Clear finish casework with plastic laminate countertops in office reception area. Display cases with tempered glass sliding doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	APR-99

E2010.03.01 Blinds**

Metal horizontal blinds at most windows between panes of glass in windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	APR-99

E2020 Moveable Furnishings*

Wide variety of educational and office furnishings including desks, tables, bookshelves, and chairs. Heavy duty wood and metal tables located in shops; metal tables complete with galvanized iron tops. Residential couch and easy chair located in counsellors office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	APR-99

F2020.01 Asbestos*

Reported that asbestos is present in elbows of piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-99

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

Access provided from parking lot to south entrance and from drop off area to main (east) entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	APR-99

K4010.02 Barrier Free Entrances

Barrier free access required to main and south entrance doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	APR-99

Event: Provide power assisted door operators

Concern:

No power assisted door operators at two primary entrances.

Recommendation:

Provide power assisted door operators (4 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$12,840	Low

Updated: November 9 2005

Event: Provide ramp to entrance.

Concern:

Ramp at curb provided at main entrance but ramp required adjacent stairs.

Recommendation:

Provide ramp to main entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$5,350	Low

Updated: November 9 2005



K4010.03 Barrier Free Interior Circulation

Access good to all areas except stage and conversation pit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	APR-99

Event: Install wheel chair stair lift.

Concern:

Wheel chair access to music room on stage hampered as ramp is much too steep. Limited room to install conforming ramp.

Recommendation:

Install wheel chair stair lift at stairs to gym stage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$9,095	Low

Updated: November 9 2005



K4010.04 Barrier Free Washrooms

Washrooms have acceptable cubicles and vanities, but only one grab bar provided in toilet cubicles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	APR-99

Event: add grab bars to BFA washrooms

Concern:

Grab bars in toilet cubicles are required but not provided. Height and clearance below vanity are required to be 835/ 735 where 780/ 640 has been provided.

Recommendation:

Add additional grab bars in toilet cubicles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$1,070	Low

Updated: November 9 2005

RECAPP Facility Evaluation Report



Queen Elizabeth School

S3728

Lloydminster (Alta)

Facility Details	
Building Name:	Queen Elizabeth School
Address:	
Location:	Lloydminster (Alta)
Building Id:	S3728
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: **\$17,655**
 5 year Facility Condition Index (FCI): **0%**

General Summary:

Large site bounded by residential and industrial neighbourhoods. Site issues include sidewalks and lawn areas.

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)****

Asphalt paved roadway to garbage bin at northwest corner of school and along east side of school for drop off and bus parking.

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

G2010.05 Roadway Curbs and Gutters*

Cast in place concrete curbs.

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

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

Asphalt paved parking lot for 22 cars at south side of site off city roadway.

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

G2020.05 Parking Lot Curbs and Gutters*

Cast in place concrete curbs at bus parking.

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

G2020.06.02 Parking Bumpers*

Precast concrete bumpers in parking lot. Large heavy duty precast bumpers at main entrance to protect from bus traffic.

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

G2020.06.03 Parking Lot Signs*

Metal signage on metal posts.

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

G2020.06.04 Pavement Markings*

Painted pavement marking in parking lot.

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

G2030.02.02 Asphalt Pedestrian Pavement**

Asphalt sidewalk on north side of bus drop off.

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

Event: Overlay asphalt sidewalk.

Concern:

Asphalt sidewalk is deteriorated and delaminating in several areas.

Recommendation:

Overaly asphalt sidewalk (90 sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$6,420	Low

Updated: November 9 2005



G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete sidewalks in most areas.

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

Event: Add sidewalk.

Concern:

Lawn area worn bare by pedestrians.

Recommendation:

Add sidewalk at west side of gym.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$5,885	Low

Updated: November 9 2005



Event: Replace concrete sidewalk.

Concern:

Concrete sidewalk on west side of 1954 phase is cracked and spalled. Settlement +/- 100mm.

Recommendation:

Replace concrete sidewalk on west side of 1954 phase (60 sq m).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$8,560	Low

Updated: November 9 2005



G2040.02 Fences and Gates**

Chain link fencing on north, west, and south sides of site.

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

G2040.03 Athletic and Recreational Surfaces**

Two concrete pads complete with basketball hoops on north side of school. Rough grasses in remainder of playground

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

G2040.05 Site and Street Furnishings*

Picnic tables and wood boardwalk adjacent to playground areas.

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

G2040.05.03 Trash and Litter Receptacles

Garbage bin located at south side of school.

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

G2040.05.04 Bicycle Racks

Bike racks at east side of school.

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

G2040.06 Exterior Signs*

Non-illuminated metal signage fixed to building adjacent main entrance.

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

G2040.08 Flagpoles*

One aluminum flagpole adjacent main entrance.

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

G2050.01 Irrigation Systems*

Lawn irrigation.

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

G2050.04 Lawns and Grasses*

Lawn areas to the south and east of school; rough grasses on balance of site

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

Event: Repair lawn.

Concern:

Grass area is badly eroded and collects water on west side of 1954 phase.

Recommendation:

Repair grass area between sidewalk and playground by adding fill and sod.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,675	Low

Updated: November 9 2005



G2050.05 Trees, Plants and Ground Covers*

Mature trees along perimeter of site.

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

G2050.07 Planting Accessories*

Concrete planter with brick facing and concrete caps at main entrance.

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

G3010.02 Site Domestic Water Distribution*

50 mm domestic cline connected to City main.

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

G3010.03 Site Fire Protection Water Distribution*

Fire hydrant located within 45 meters of main entrance.

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

G3020.01 Sanitary Sewage Collection*

150 mm sanitary sewer connected to City main.

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

G3030.01 Storm Water Collection*

Roof drainage piped to grade.

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

G3060.01 Gas Distribution*

Natural gas to exterior meter.

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

G4010.02 Electrical Power Distribution Lines*

120/208V/3PH/4W underground power distribution from utility pad mounted transformer on west side of building.

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

G4010.04 Car Plugs-ins*

12 fabricated metal parking posts with electrical service to 23 stalls.

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

G4030.02 Site Voice and Data*

Underground telephone service from TELUS.

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