RECAPP Facility Evaluation Report

Rocky View Sch Div #41

Springbank Community High School

B2375A

Springbank

Report run on: March 30, 2007 9:29 AM

Facility Details

Building Name: Springbank Community High
Address: 32226 Springback Road
Location: Springbank

Building Id: B2375A
Gross Area (sq. m): 7,882.10
Replacement Cost: $13,794,295
Construction Year: 0

Evaluation Details

Evaluation Company: Quinn Young Architects Ltd.
Evaluation Date: July 14 2006
Evaluator Name: Barry McCallum

Total Maintenance Events Next 5 years: **$1,040,200**
5 year Facility Condition Index (FCI): **7.54%**

General Summary:

The original 2,495 sq.m. one storey building was constructed in 1975 and was attached on the south side to an existing community arena. In 1980 two small additions comprising of 521.6 sq.m. were added to provide CTS and Home Economics spaces. In 1994 major new additions and a modernization was done to provide permanent classroom space with reuse of some of the portables then on site. The new addition comprised of 3317.1 sq.m. of library, science, classrooms and physical education space. Four 1990 portables were relocated & new connecting link/corridor was added (total portable & link area = 499.7 sq.m.) at this time. In 1999 four more portables and corridor was added with an additional area of 367.4 sq.m.. In 2001 two additional portables were relocated to the site for another 188.5 sq.m.. The total area of the current school is +/- 7882.10 sq.m. (excluding the mezzanine space)

Structural Summary:

Strip footing and cast in place foundation wall with concrete slab on grade and a combination of load bearing concrete block walls and steel columns supporting steel beam or OWSJ supporting a metal roof deck.
There is a small mezzanine area adjacent to the main gymnasium constructed of a reinforced concrete slab
The structure is in good condition.

Envelope Summary:

Exterior is a combination of giant brick and brick/block veneer with metal fascias. Most of the existing roof was replaced in 1996 with a two ply SBS roof system.. Aluminum framed windows/doors, double glazed, Standing seamed roof over library and corridor.
The envelope is in good condition.

Interior Summary:

Interior partition finishes consist of painted drywall and concrete block, solid core wood doors, some with glazing panels, flooring is a mixture VCT and carpet, ceilings are mainly T-Bar with a minor amount of drywall.

Overalll the interior is in acceptable condition.

Mechanical Summary:

Site services consist of: Six inch fire and domestic water supply, 150 drain to sewage lift station and to lagoon, storm drainage system to ditch and pressure gas from utility to gas meter room.
The plumbing fixtures, drainage and distribution system is in good condition.
Boilers provide heat for fan coil units, radiation fins and heat exchanger.
Cooling tower provides condenser water cooling for heat pumps.
Condenser water storage tank is provided for energy storage.
Heat pumps supplied for various zones provide heat or cooling for the respective zones.
Some ducting and heat pump modification and addition required for computer repair room and LAN room.
The systems are in good condition.

Electrical Summary:

The facility is fed by a 500 KVA pad mounted transformer with a 1600 amp Westinghouse brake 120/208V, 3 phase, 4 wire service. Branch circuit panels are located throughout the building. Lighting is generally T-8 florescent with HP sodium in the gym. Exterior lighting is a mix of HP sodium and metal halide. Emergency/ exterior lighting is florescent through a backup Onan generator. The fire alarm system is a simplex 4100 which meets current standards. Intrusion detection is by motion detectors and 10 video cameras. (3 cameras do telecasts/announcements)

The electrical system is 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*

1975: Reinforced concrete foundation walls on reinforced concrete strip footing approximately 1220 below grade.
1994: Reinforced grade beams on concrete piles or concrete pedestals and footings.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

A1030 Slab on Grade*

1975: 102mm reinforced concrete slab on grade. Slab depressed at Gymnasium floor and at vestibules where ceramic tile on mortar bed is installed. Slab thickening at block walls
1994: 200mm reinforced concrete slab on grade. Slab thickening at interior block walls and staircases. Dropped slab at library reading room

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

B1010.01 Floor Structural Frame*(Building Frame)

Mezzanine slab supported by block and poured concrete wall.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

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

Load bearing concrete block walls throughout (2 - steel columns at storage /music room)

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

B1010.05 Mezzanine Construction*

200 and 250mm deep reinforced concrete slabs at new gymnasium

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	80	MAR-07

B1010.09 Floor Construction Fireproofing*

200 and 250mm reinforced concrete slabs exceed the 1hr FRR required

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

B1010.10 Floor Construction Firestopping*

Ducts through mezzanine floor are dampered. Communication riser at storage room not protected

Rating	Installed	Design Life	Updated
3 - Marginal	1994	50	MAR-07

Event: Firestop opening in floor slab

Concern:
No Fire stopping has been installed where communication cables have been installed between the main floor and mezzanine storage rooms

Recommendation:
Install appropriate fire stop or enclose cable riser with protected enclosure and access panel.

Consequences of Deferral:
No smoke or fire separation between mezzanine and main floor

Type	Year	Cost	Priority
Code Repair	2007	$1,000	High

Updated: MAR-07

B1020.01 Roof Structural Frame*

1975: Metal pan supported on OWSJ's
1994: Metal pan supported on a combination of OWSJ's and steel beams

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

B1020.04 Canopies*

1975: Recessed entrance areas are formed by roof structural frame above
1994: Steel columns and steel structural frame at main entrance

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

1975: 102mm Brick veneer
1994: 100mm Masonry veneer

Rating	Installed	Design Life	Updated
4 - Acceptable	0	75	MAR-07

Event: Replace damaged giant brick

Concern:
Giant Brick veneer damaged around door and below window on east elevation
Recommendation:
Remove damaged brick and install new brick veneer
Consequences of Deferral:
Water penetration into wall cavity and damage to interior surfaces.

Type	Year	Cost	Priority
Failure Replacement	2007	$2,000	Unassigned

Updated: MAR-07

B2010.01.06.03 Metal Siding**

Painted metal fascia at connecting link to portables.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	40	MAR-07

Event: Remove damaged fasica and reclad

Concern:
Metal Cladding on upper fascia at connecting link to portables. Has come loose exposing the inner wall to the exterior
Recommendation:
Remove damaged cladding, investigate and repair any damage to substrate, replace upper cladding section
Consequences of Deferral:
Interior wall damage due to water penetration

Type	Year	Cost	Priority
Repair	2007	$2,000	Unassigned

Updated: MAR-07

B2010.01.09 Expansion Control: Exterior Wall Skin*

1975, 1980 & 1994: Typical control joints at windows and between large brick panels on exterior wall

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	75	MAR-07

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

Caulking around windows and sill flashings, typical

Rating	Installed	Design Life	Updated
3 - Marginal	1994	20	MAR-07

Event: Replace caulking at window sills

Concern:
Caulking between sill flashing and window frame is cracked, separating or missing on a number of windows

Recommendation:
Inspect all caulking around exterior windows and replace as required.

Type	Year	Cost	Priority
Failure Replacement	2007	$1,500	High

Updated: MAR-07

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

1975: 204 brick cavity wall

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	100	MAR-07

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

1975: 25mm Rigid insulation and vapour barrier towards interior wall face
1994: 50mm Rigid insulation over air/vapour barrier membrane towards exterior wall face

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	30	MAR-07

B2010.06 Exterior Louvers, Grilles, and Screens*

Painted Metal wall louvers

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	30	MAR-07

B2010.09 Exterior Soffits*

Prefinished metal panels over z-girts and 13mm gyspum board on suspended carrying channels

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	30	MAR-07

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

Double glazed sealed units in Duranar/Duracron coated exterior finish and clear anodized interior finish

Rating	Installed	Design Life	Updated
3 - Marginal	1994	40	MAR-07

Event: Replace latch mechanisms and seals

Concern:
Aluminum levers and latchsets are bent and broken on 10 to15 windows. Rubber seals are loose on at least three windows

Recommendation:
Replace broken latches/levers and install new rubber seals in windows where required

Consequences of Deferral:
Some security risk if windows are not latched properly.
Energy loss due to seals in windows

Type	Year	Cost	Priority
Failure Replacement	2007	$7,000	Unassigned

Updated: MAR-07

B2020.02.01 Aluminum-Framed Storefronts**

Double glazed sealed units in Duracron/Duranar aluminum frames @ main entrance vestibule

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	40	MAR-07

Event: Replace door

Concern:
Door is dented near lock assembly (possibly from attempted break-in)

Recommendation:
Investigate whether damage affects hardware or door operation. Replace door if required.

Consequences of Deferral:
Appearance and security

Type	Year	Cost	Priority
Preventative Maintenance	2009	$1,500	Medium

Updated: MAR-07

B3010.01 Deck Vapor Retarder and Insulation*

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAR-07

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

Most of BUR roof system was replaced in 1996 with a 2-ply SBS roofing system. Roofing Report completed in 2000

Rating	Installed	Design Life	Updated
3 - Marginal	1996	25	MAR-07

Event: Repair bagging, wrinkles, membrane flashings, etc.

Concern:

Severe Bagging on upper gym roof, wrinkles evident in cap sheet, Debris on roof (loose nails), water ponds in some locations.

Recommendation:

Cut and repair bagged membrane, Remove debris to prevent punctures, repair wrinkles and modify slopes where ponding occurs.
.Replace missing splashpads at bottom of downspouts at roof.

Consequences of Deferral:

Premature failure where debris is located or where repairs are required

Type	Year	Cost	Priority
Repair	2007	$12,000	High

Updated: MAR-07

B3010.07 Sheet Metal Roofing**

Prefinished standing seam metal roof over entry and corridors

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	40	MAR-07

B3010.08 Flashing and Sheet Metal

Flashings around windows and at parapets

Rating	Installed	Design Life	Updated
3 - Marginal	1994	30	MAR-07

Event: Repair flashings at clerestorey window

Concern:
Flashing are loose and missing at sill of clerestorey windows
Recommendation:
Replace missing and adjust loose flashings
Consequences of Deferral:
Water penetration into wall cavity

Type	Year	Cost	Priority
Repair	2007	$2,000	High

Updated: MAR-07

B3010.08.02 Metal Gutters and Downspouts**

Internal roof drains in most roof areas with scuppers and downspouts between roof surfaces

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	30	MAR-07

Event: Repair or replace scuppers and downspouts

Concern:
4 - downspouts and scuppers require repairs or replacement
Recommendation:
Replace or repair scuppers and downspouts
Consequences of Deferral:
Poor drainage and damage at wall locations

Type	Year	Cost	Priority
Preventative Maintenance	2007	$1,500	Medium

Updated: MAR-07

B3020.01 Skylights**

Acrylic barrel vault skylight in anodized aluminum frame

Rating	Installed	Design Life	Updated
3 - Marginal	1994	20	MAR-07

Event: Replace Acrylic skylight and finish curb

Concern:

Acrylic skylight has been damaged due to vandalism. The surface has been cleaned to remove the graffiti but the surface is now badly etched.

The top of the curb at the skylight has never been finished and moisture damage is evident (probably form condensation in cold weather)

Recommendation:

Replace acrylic, finish top of curb and install new seal/flashing.

Type	Year	Cost	Priority
Failure Replacement	2008	$2,500	High

Updated: MAR-07

B3020.02 Other Roofing Openings (Hatch,Vent, etc)*

Metal access hatch

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

A combination of concrete block walls and drywall partitions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	50	MAR-07

Event: Repair drywall and repaint

Concern:
Drywall is scratched and marred on exterior wall in Rooms 143 & 144. Hole in drywall in Room 140 &123

Recommendation:
Patch & repair wall and repaint entire wall to nearest break/corner

Consequences of Deferral:
Additional damage

Type	Year	Cost	Priority
Repair	2007	$1,500	High

Updated: MAR-07

C1010.03 Interior Operable Folding Panel Partitions**

1975: Folding wood partitions to separate stage, ancillary and lounges spaces
1994: Folding Moderco Partition at Science labs Room # 147 & 148

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	MAR-07

Event: Adjust junction between stageand folding partition and finish opening

Concern:
Folding partition has been pulled back from opening at stage. The opening is unfinished

Recommendation:
Redesign so that folding partition is useable to isolate stage and finish opening with suitable trim.

Consequences of Deferral:
Stage remains accessible limiting use of room for other purposes.
Rough block opening poses risk of injury.

Type	Year	Cost	Priority
Repair	2007	$3,000	High

Updated: MAR-07

Event: Replace folding panel partitons

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$40,000	Low

Updated: MAR-07

C1010.05 Interior Windows*

A combination of aluminum and painted pressed steel frames with wired or tempered glazing

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	40	MAR-07

C1010.07 Interior Partition Firestopping*

1975: All mechanical rooms concrete block & drywall walls are rated and penetrations are insulated and caulked
1994: no fire separation/firestopping required at janitor rooms (building is sprinklered)
- storage rooms are isolated and have rated painted gypsum board ceilings
- 2 hour fire walls where portables are attached to Fire Compartment A (permanent school)

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

C1020.01 Interior Swinging Doors**

A combination of clear stained solid core birch doors some with half glazed or vision panels
Full lite birch doors into staff workroom and administration areas at main entrance
Most wood doors were replaced in 1994 modernization

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	40	MAR-07

C1020.03 Interior Fire Doors*

Painted metal doors with closure, panic bars and hold open devices in fire walls

Rating	Installed	Design Life	Updated
3 - Marginal	1994	50	MAR-07

Event: Replace Dutch Door at Kitchen

Concern:
No rated fire door to kitchen.

Type	Year	Cost	Priority
Code Repair	2007	$1,000	High

Updated: MAR-07

C1030.01 Visual Display Boards**

1994: Tackboards and whiteboards throughout

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-07

Event: Replace 5 damaged tackboards

Concern:
Damaged vinyl surface to a few tackboards
Recommendation:
Replace with new tackboard
Consequences of Deferral:
Further damage as students peel damaged vinyl surface

Type	Year	Cost	Priority
Failure Replacement	2007	$1,000	High

Updated: MAR-07

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

1975: Painted metal toilet compartments (original)
1994: New and Modernized painted metal toilet compartments

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

Event: Replace original toilet compartments

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$15,000	Low

Updated: MAR-07

C1030.08 Interior Identifying Devices*

Lamacoid signage at most doors. Directional signage is minimal

Rating	Installed	Design Life	Updated
3 - Marginal	1994	20	MAR-07

Event: Install additional directional signage

Concern:
Limited directional signage as there are 5 sub-corridors off the main corridor
Recommendation:
Add directional signage to assist with directions to major spaces (library, gymnasium, drama, music, etc.)
Consequences of Deferral:
New students and visitors get lost and need to ask for assistance.

Type	Year	Cost	Priority
Failure Replacement	2008	$2,000	Medium

Updated: MAR-07

C1030.10 Lockers**

Painted metal lockers.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	30	MAR-07

Event: Repal lockers

Concern:
Some locker doors showing minor dents and twists due to student abuse
Recommendation:
Monitor and replace when damage becomes significant
Consequences of Deferral:
Inability to use lockers

Type	Year	Cost	Priority
Failure Replacement	2008	$2,000	Medium

Updated: MAR-07

C1030.12 Storage Shelving*

A combination of metal and birch shelving in janitor and storage rooms
Clear birch storage cabinets in Art room

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-07

C1030.14 Toilet, Bath, and Laundry Accessories*

Soap dispensers, Mirrors, Pare Towel dispensers, Toilet paper holders,Towel/Robe hooks, Shower curtains in locker rooms, typical

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-07

C1030.17 Other Fittings*

Welded hooks with rubber covers in Locker rooms

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	10	MAR-07

C2010 Stair Construction*

Concrete staircase to mezzanine

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	100	MAR-07

C2020.05 Resilient Stair Finishes**

Rubber treads and riser @ mezzanine

Rating	Installed	Design Life	Updated
3 - Marginal	1994	20	MAR-07

Event: Replace Nosings and risers

Concern:
Nosings damaged in two locations riser is missing on west exit
Recommendation:
Inspect all nosings and replace damaged treads. Replace missing riser
Consequences of Deferral:
Potential tripping hazard if further deterioration occurs

Type	Year	Cost	Priority
Repair	2007	$1,000	Unassigned

Updated: MAR-07

C2020.08 Stair Railings and Balustrades*

Painted hollow metal tubing handrails with painted HSS guard rails with horizontal pickets @ 800 o.c.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

C2030.01 Ramp Construction*

1994: 38 X 235 wood joists @ 400 o.c. supported on grade beam and 400mm diameter concrete piles
2000: wood ramp to access stage in ancillary classroom #117

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	MAR-07

C2030.02 Ramp Finishes*

Altro 20 walkway (slip resistant sheet vinyl) flooring on ramp to Drama room stage

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	0	MAR-07

C2030.03 Ramp Railings*

1994: Painted metal wall railings
2000: painted metal railing on wood ramp to stage

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

C3010.04 Gypsum Board Wall Finishes*

GWB on

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	60	MAR-07

C3010.06 Tile Wall Finishes**

102mmX102mm ceramic wall tiles behind urinals in original 1975 washrooms
102mmX102mm ceramic wall tiles in locker rooms, PE instructor washrooms and modernized 1994 washrooms to +/- 1800 AFF
102mmX102mm ceramic wall tiles in 1994 shower areas to u/s of ceiling

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	MAR-07

C3010.09 Acoustical Wall Treatment**

Cork mounted on upper walls of old gym (now Art room, Special Education and Ancillary space)
Minimal acoustical panels in music room and low ceiling.

Rating	Installed	Design Life	Updated
3 - Marginal	1994	20	MAR-07

Event: Program Functional Upgrade

Concern:
Poor quality acoustics in Gym and 4 special purpose rooms.
Recommendation:
Implement the results of the study to improve acoustics.

Type	Year	Cost	Priority
Program Functional Upgrade	2009	$20,000	Unassigned

Updated: MAR-07

Event: Review acoustics and make recommendations to improve

Concern:
Acoustical and sound control does not appear to be addressed with the current use of rooms.
Poor quality acoustics and sound control in music area should be reviewed
Recommendation:
Review current acoustical performance of the Main gymnasium, and Rooms #120, 107, 116 and 117.
Coordinate review with 2007 modernization study
Consequences of Deferral:
Inability to meet basic acoustical requirements recommended by Alberta Infrastructure

Type	Year	Cost	Priority
Study	2007	$3,000	High

Updated: MAR-07

C3010.11 Interior Wall Painting**

Painted concrete block and drywall partitions throughout

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	10	MAR-07

Event: Repaint walls

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$75,000	Low

Updated: MAR-07

C3020.01.02 Paint Concrete Floor Finishes**

Mechanical rooms
Custodial room 135

Rating	Installed	Design Life	Updated
3 - Marginal	1994	10	MAR-07

Event: Repair thinset topping and repiant floors

Concern:
Thinset topping in #122 has lifted exposing concrete sub-surface.
Paint finish is marred and scratched in all mechanical rooms
Recommendation:
Repair topping and repaint all mechanical room floors with new epoxy coating.

Type	Year	Cost	Priority
Failure Replacement	2009	$10,000	High

Updated: MAR-07

C3020.02 Tile Floor Finishes**

1975: 25mmx25mm ceramic tiles and 102mmx102mm tile base in washrooms 104, 106, 135 and 136
1994: 200mmx200mm porcelain tiles and 100mmx200mm tile base in office washrooms, locker rooms, at vestibule entrances
1994: 50mmx50mm tiles and 100mmx200mm tile base in shower stalls

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

C3020.04 Wood Flooring**

Sprung hardwood strip floor in gymnasium. Floor was covered with protective coverings at time of inspection

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	30	MAR-07

C3020.07 Resilient Flooring**

VCT flooring throughout classrooms in 1975 corridors and in staff washrooms
VCT in custodial room 108

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-07

Event: Replace flooring in 108

Concern:
VCT tiles are lifting around slop sink in room 108.
VCT tile is missing at edge of fumehood in room 155.
VCT floor at main corridor shows signs of cracking and is uneven in some locations. Previous report indicates that some slab movement occurred at the main entrance

Recommendation:
Remove VCT tiles in custodial room #108 and install epoxy floor finish
Install new VCT tile at fumehood.
Replace cracked tile at main entrance (may require some concrete removal and thin-set to restore and level floor)

Consequences of Deferral:
Concrete floor exposed to cleaning chemicals and tiles in room will continue to lift
Chemical spill at fumehood cannot be easily contained or cleaned.
Floor at main corridor becomes difficult to clean and maintain

Type	Year	Cost	Priority
Failure Replacement	2007	$3,000	Unassigned

Updated: MAR-07

C3020.08 Carpet Flooring**

Low level loop Antron nylon carpet in rooms # 107, 120, 137, 138, 141, 142, 143, 144, 145, 146, 147,165 , library and administration offices and staff work areas

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	15	MAR-07

Event: Replace flooring with sheet vunyl or carpet

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$70,000	Low

Updated: MAR-07

C3020.09 Access Flooring**

In slab raceways have been installed in the computer lab locations with floor access junction boxes

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

Event: Replace damaged cover plates

Concern:
Aluminum cover plates are cracked
Recommendation:
Replace +/- 7 metal cover plates
Consequences of Deferral:
Carpet edge will be exposed at junction box and may fray.

Type	Year	Cost	Priority
Failure Replacement	2007	$1,000	High

Updated: MAR-07

C3020.11 Floor Painting

Typical line painting in gymnasium (not reviewed as it was covered at time of inspection)

Rating	Installed	Design Life	Updated
4 - Acceptable	2000	5	MAR-07

Event: Repaint court and line markings

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,000	Low

Updated: MAR-07

C3030.04 Gypsum Board Ceiling Finishes*

Painted gypsum ceilings in custodial, washrooms and locker rooms throughout.
Painted gypsum ceilings in storage areas
Gypsum bulkheads at office reception counters and in main corridors

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

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

T-bar ceilings throughout administration and classroom areas.
Sloped grid system in library most ceilings are in good shape less than 5 % damaged areas

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

Event: Replace damaged Ceiling Tiles

Concern:
Ceiling tile in corridor has serious bulge and stain. Indication of serious heat pump or roof leak. Location is where roofing report indicates some problems.
Damaged tiles in random areas either due to maintenance access or student damage.

Recommendation:
Investigate whether source of leak has been corrected and replace tile.
Replace damaged tiles in other areas

Consequences of Deferral:
Further damage in corridor if leak not repaired.
Further deterioration and vandalism where tiles are already damaged

Type	Year	Cost	Priority
Failure Replacement	2007	$2,000	High

Updated: MAR-07

C3030.07 Interior Ceiling Painting**

Painted ceilings in locker rooms, washrooms and storage areas

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-07

C3030.09 Other Ceiling Finishes*

Exposed painted metal deck at main hallway, ancillary spaces (old gym), gymnasium, mechanical rooms

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

D1010.02 Lifts**

Open lift in library to mezzanine

Rating	Installed	Design Life	Updated
3 - Marginal	1994	25	MAR-07

Event: Service Lift and stabilze platform

Concern:
Librarian reports that the lift platform tilts to the open railing when loaded. This may panic a user.

Recommendation:
Service elevator and adjust lift platform so it does not tilt forward

Consequences of Deferral:
Inconvienance to user. This may be a sign of further problems or potential failure.

Type	Year	Cost	Priority
Repair	2007	$2,000	Unassigned

Updated: MAR-07

S4 MECHANICAL

D2010.01 Water Closets**

(1975) (1994)
Water closets with flush valves and open front seat.

Rating	Installed	Design Life	Updated
5 - Good	0	35	MAR-07

Event: Replace water closets and flush valves in 1975 section.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$12,000	Low

Updated: MAR-07

D2010.02 Urinals**

(1975) (1994)
Waterless wall hung urinals provided.

Rating	Installed	Design Life	Updated
5 - Good	0	35	MAR-07

Event: Replace 1975 urinals

Type	Year	Cost	Priority
Lifecycle Replacement	0	$4,000	Low

Updated: MAR-07

D2010.03 Lavatories**

(1975) (1994)
Vitreous china lavatories installed in vanities. Metered push button supply provided for each lavatory. Temperature mixing valves provided for supply trim. Private washrooms have wall hung vitreous china lavatory.

Rating	Installed	Design Life	Updated
5 - Good	0	35	MAR-07

Event: Replace lavatories in 1975 section

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$7,500	Low

Updated: MAR-07

D2010.04 Sinks**

(1975) (1980)
Single stainless steel sink c/w swing spout.
Double stainless steel sink with swing spout.
Triple stainless steel sink with swing spout in kitchen.

Rating	Installed	Design Life	Updated
5 - Good	0	30	MAR-07

Event: replace stainless sinks in 1975 section

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$6,000	Low

Updated: MAR-07

D2010.05 Showers**

Heavy duty wall shower heads complete with push button timer for supply trim in cubicals. Temperature mixing valves provided for hot water supply. Staff shower has pressure balancing mixing valve.

Rating	Installed	Design Life	Updated
5 - Good	1994	30	MAR-07

D2010.08 Drinking Fountains / Coolers**

(1975) (1980) (1994)
Vitreous china semi recessed drinking fountain installed in corridors.

Rating	Installed	Design Life	Updated
5 - Good	0	35	MAR-07

Event: replace drinking fountain in 1975 section

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$6,000	Low

Updated: MAR-07

D2010.09 Service Sinks **

Janitor's sink enamel on cast iron installed on base.
410 mm x 1070 mm stainless steel sink in band room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	30	MAR-07

Event: replace service sink

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$4,000	Low

Updated: MAR-07

D2010.09 Other Plumbing Fixtures**

Janitor's sink enamel on cast iron installed on base.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	30	MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper pipes and tubes used for domestic service.

Rating	Installed	Design Life	Updated
5 - Good	0	40	MAR-07

D2020.01.02 Valves: Domestic Water**

(1975) (1980) (1994)
Gate, ball, and butterfly valves used.

Rating	Installed	Design Life	Updated
5 - Good	0	40	MAR-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Water meters and pressure regulators installed for water make up line to glycol fill system and chemical feed system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	20	MAR-07

Event: Replace pressure regulators

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$4,000	Low

Updated: MAR-07

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

Backflow preventors supplied for irrigation system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-07

D2020.01.08 Hose Bibbs

Frost-proof hose bibbs installed on exterior wall.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAR-07

D2020.02.02 Plumbing Pumps: Domestic Water**

(2) Well XTROL Amtrol pressure tanks complete with duplex pumps 7 1/2 H.P. each for potable water system. Domestic hot water recirculation pump.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-07

D2020.02.03 Water Storage Tanks**

10,000 gallon potable water storage tank inside mechanical room #161.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-07

D2020.02.04 Domestic Water Conditioning Equipment**

Filter, water softener and R.O. Water treatment system c/w chemical feed system for water supply.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-07

D2020.02.06 Domestic Water Heaters**

State Sandblaster SBF75120HECGAD with 75 gallon storage and 108.0 MBH Input. Unit c/w vent damper. Domestic hot water recirculation pump installed.

Rating	Installed	Design Life	Updated
5 - Good	1975	20	MAR-07

Event: Replace domestic water heater

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$8,500	Low

Updated: MAR-07

D2020.03 Water Supply Insulation: Domestic*

Domestic water system insulated.

Rating	Installed	Design Life	Updated
5 - Good	0	30	MAR-07

D2020.03.02 Equipment Insulation: Domestic Water

Storage tank for domestic water is insulated.

Rating	Installed	Design Life	Updated
5 - Good	0	0	MAR-07

D2030.01 Waste and Vent Piping*

Copper and cast iron pipe used for waste and vent piping.

Rating	Installed	Design Life	Updated
5 - Good	0	50	MAR-07

D2030.03.03 Pumps: Waste

Duplex sewage pump c/w automatic controls used to lift sewage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	0	MAR-07

D2040.01 Rain Water Drainage Piping Systems*

Rain water drain piping connect all roof drains and exit building below grade at one location.

Rating	Installed	Design Life	Updated
5 - Good	0	50	MAR-07

D2040.02.04 Roof Drains**

Cast iron roof drains provided throughout roof area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	40	MAR-07

D2040.03 Rain Water Drainage Insulation

Roof drain uninsulated for most part. Drain lines near roof drain insulated.

Rating	Installed	Design Life	Updated
5 - Good	0	0	MAR-07

D3020.01 Steam Boilers

Weil McLain C.I. Modular steam boiler EG50-PIN with 175.0 MBH Input used for humidifier.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	35	MAR-07

D3020.01.01 Heating Boilers & Accessories: Steam**

Steam traps.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	35	MAR-07

D3020.01.04 Water Treatment: Steam Boilers*

Chemical feed tank and pump supplied for steam boiler.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	MAR-07

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

Two Super Hot AA-2760-NM - water tube boilers - single stage with 2760.0 Input each.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	35	MAR-07

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

Chimney and combustion air insulated. Combustion air complete with skirt. Projection heater provided to heat combustion air.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	30	MAR-07

Event: **Replacde chimney and combustion air supply.**

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$6,000	Low

Updated: MAR-07

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

Pot feeder, micron filter and site glass provided for heating glycol solution system.

Rating	Installed	Design Life	Updated
5 - Good	0	30	MAR-07

D3030.05.04 Liquid Coolers and Evaporative Condensers*

BAC cooling tower model VFL-722M installed in room #139. Used for cooling condenser water from heat pumps. Unit c/w 1 1/2 H.P. motor spray pump.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAR-07

D3030.05.05 Water Treatment Equipment*

Chemical feed pump and tank provided cooling tower water treatment.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	MAR-07

D3030.07 Heat Pumps** 1975

Heat pumps complete with compressor, fan and filter installed in corridor ceiling space. Unit complete with condenser water supply. Sensor in respective zone or classroom, control each heat pump.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	15	MAR-07

Event: Replace heat pumps

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$95,000	Low

Updated: MAR-07

D3030.07 Heat Pumps** 1994

Heat pumps complete with compressor, fan and filter installed in corridor ceiling space. Unit complete with condenser water supply. Sensor in respective zone or classroom, control each heat pump.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	15	MAR-07

D3040.01.01 Air Handling Units: Air Distribution**

Ventilation supply Eng 'A' LM 13C with 15 H.P. Motor provide outdoor air supply to each heat pump unit. Unit c/w filter and heating coil. Unit located in mechanical room #122.

Rating	Installed	Design Life	Updated
5 - Good	1975	30	MAR-07

Event: replace 1975 AHU

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$20,000	Low

Updated: MAR-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

50 mm flat filters installed in air handling unit. Pad filter installed in each heat pump unit.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

D3040.01.04 Ducts: Air Distribution*

Outdoor air supply is distributed near each heat pump unit in ceiling space. Duct is connected to main air handler in mechanical room #122.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

D3040.03.01 Hot Water Distribution Systems**

Glycol solution heating pump Armstrong base mounted centrifugal pump with 15 H.P. motor (2) supply hot water to radiation fins, fan coils, etc. Glycol solution heating pumps Armstrong 4030 15 H.P. Motor circulate condenser water from boiler to storage or tower to heat pumps. Two diaphragm expansion tanks installed on floor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	40	MAR-07

D3040.04.01 Fans: Exhaust**

(1975) (1980)
Washroom and dressing rooms have dome type roof exhaust fans. Either Greenheck or Penn manufacturers.
Greenheck CUBE18DHP up blast fan for kitchen hood.
Roof mounted centrifugal exhaust fans installed for welding, spray booth, etc.

Rating	Installed	Design Life	Updated
5 - Good	0	30	MAR-07

Event: Replace exhaust fans

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$24,000	Low

Updated: MAR-07

D3040.04.01 Fans: Fume Hoods

Fume hoods installed in science rooms # 149 and # 152.

Rating	Installed	Design Life	Updated
5 - Good	1994	30	MAR-07

D3040.04.01.01 Fans: Exhaust**

Roof exhaust fan for labs and washrooms.

Rating	Installed	Design Life	Updated
5 - Good	1994	30	MAR-07

D3040.04.03 Ducts: Exhaust*

Central roof fans are connected to ceiling grilles in washrooms, dressing room and janitor's room.

Rating	Installed	Design Life	Updated
5 - Good	0	50	MAR-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Generally grid type ceiling grilles used for exhaust system.

Rating	Installed	Design Life	Updated
5 - Good	0	30	MAR-07

D3050.03 Humidifiers**

Steam diffusers installed in supply duct. Steam piped from steam boiler to diffuser. Pipes insulated. Traps provided as required.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	25	MAR-07

Event: replace humidifiers

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$3,500	Low

Updated: MAR-07

D3050.05.02 Fan Coil Units**

(1975) (1980)
Fan coil units installed in vestibules' ceiling space.

Rating	Installed	Design Life	Updated
5 - Good	0	30	MAR-07

Event: Lifecycle Replacement

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$4,800	Low

Updated: MAR-07

D3050.05.03 Finned Tube Radiation**

(1975) (1980) (1994)
Perimeter finned tube radiation supplied for storage rooms, washrooms, etc.

Rating	Installed	Design Life	Updated
5 - Good	0	40	MAR-07

D3050.05.06 Unit Heaters**

Unit heaters installed in mechanical room, storage room etc.

Rating	Installed	Design Life	Updated
5 - Good	1975	30	MAR-07

Event: Replace unit heaters

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$3,600	Low

Updated: MAR-07

D3060.02.01 Electric and Electronic Controls**

Electric controls for fan coil unit and unit heaters for 1975 and 1994 sections

Rating	Installed	Design Life	Updated
5 - Good	1975	30	MAR-07

Event: Replace electronic contraols for unit heaters

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$225,000	Low

Updated: MAR-07

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

Johnson Metasys system installed.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	25	MAR-07

Event: Replace BS controls

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$225,000	Low

Updated: MAR-07

D3090 Other Special HVAC Systems and Equipment*

Heat pump storage tank installed in room #161. Tank used to store tempered water for heat pump.

Rating	Installed	Design Life	Updated
5 - Good	1994	25	MAR-07

D4010 Sprinklers: Fire Protection*

Sprinkler system throughout building. 20 H.P. motor Armstrong fire pump provided on sprinkler system. 2 - 21/2 " fire pump connection provided in west wall of mechanical room #161.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	60	MAR-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

(1975) (1980)
Fire extinguisher in cabinet throughout corridor, classrooms and mechanical rooms.

Rating	Installed	Design Life	Updated
5 - Good	0	30	MAR-07

Event: Replace 1975 and 1980 fire extinguisher.

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$3,300	Low

Updated: MAR-07

D4030.01.01 Fire Extinguisher, Cabinets and Accessories** 1994

Recessed stainless steel cabinet provided throughout corridors and gym.
Dry chemical fire extinguishers unless noted otherwise.

Rating	Installed	Design Life	Updated
5 - Good	1994	30	MAR-07

D4090.04 Dry Chemical Fire Extinguishing Systems (Kitchen Hood Extinguishing Systems)**

Kitchen # 114 has commercial hood c/w dry chemical fire extinguishing system.

Rating	Installed	Design Life	Updated
5 - Good	1975	50	MAR-07

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

The main transformer feeding the school is a 500KVA pad mount transformer and is located on the north side of the facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	40	MAR-07

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

The main CDP is a Westinghouse 120/208V 3phase 4wire rated at 1600 amps, and has plenty of capacity and meets current and future needs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	40	MAR-07

Capacity Size	Capacity Unit
1600	amps

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

The original building core was built in 1975 and some panels are original in the core. There was an addition in 1980 and some panels were added. Then in 1996 there was another addition and new distribution was added, and the original panels were kept, and more were added to meet the growth of the addition. The panels are all Westinghouse 42cct 225amp rated 120/208V 3 phase 4 wire and have sufficient capacity current standards and future growth.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-07

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

There is a MCC is a Westinghouse and is located in mechanical room 122 and it has sufficient capacity for current and future needs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	30	MAR-07

D5020.01 Electrical Branch Wiring*

The wiring is in good condition through out and as additions have been done more has been added.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	50	MAR-07

D5020.02.01 Lighting Accessories (Lighting Controls)*

There is a low voltage switching cabinet in the Facility Operators room where all the corridor lighting can be controlled from by the Operator.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	30	MAR-07

D5020.02.02.02 Interior Florescent Fixtures**

The Lighting through out is generally fluorescent T-8 fixtures with electronic ballasts, in the corridors it is 1X4 with 2 lamps and K-12 lenses, classrooms have 2X4 parabolic with 3 lamps, science rooms have 2X4 deep cell with 3 lamps, storage rooms have 1X4 surface strips with 2 lamps, and washrooms have 2 lamp 4' cube lights, and it has been upgraded for cost savings and to meet current standards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	30	MAR-07

D5020.02.02.04 Interior H.P. Sodium Fixture*

This lighting in the gymnasium was installed in 1996 when the gymnasium was added on. I believe that the lighting could be upgraded to T-5 or T-8 boxes to lower operating costs and increased efficiency as well as better lighting colors. Although the lighting is in good shape, and we found no noted deficiency's.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	30	MAR-07

D5020.02.03.01 Emergency Lighting Built-in*

The emergency lighting is in the form of fluorescent fixtures through the back up generator which currently provides adequate egress coverage.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	35	MAR-07

D5020.02.03.03 Exit Signs*

Exit lights are connected to emergency power supplied by the emergency generator and have LED style bulbs which meet current standards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	30	MAR-07

D5020.02.05 Special Purpose Lighting*

There are some spot lights in the drama room for doing performances they are standard stage lights and seems to be in good order, and meet current needs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	30	MAR-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

There are 10 high press sodium wall packs installed around the exterior of the school and controlled by low voltage relay's and a time clock.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	30	MAR-07

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

There is a low voltage relay switching cabinet and a time clock which controls the exterior lighting.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	30	MAR-07

D5030.01 Detection and Fire Alarm**

The fire alarm system is a Simplex 4100 addressable single stage system, and has bell strobe combinations for annunciating devices. The system was last tested may 2006 and meets current standards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	25	MAR-07

D5030.02.01 Door Answering*

There is currently a doorbell at the front door which rings a tone through out the school by means of a speaker paging system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

D5030.02.02 Intrusion Detection**

There is a Magnum Alert security panel installed in the main data room. There are currently 2 keypads to arm and disarm the system with 1 located at the main entrance and 1 located at the cafeteria south entrance, also there are motion sensor's mounted through out the facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	25	MAR-07

D5030.02.04 Video Surveillance**

The video surveillance consist of 10 cameras located through out the interior and exterior of the facility. It is a Intellex DVMS with a recorder system, and a monitor, and mouse control pad located in the main office.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	25	MAR-07

D5030.03 Clock and Program Systems**

There is a master clock system in the main office which rings the bells, the classrooms all have battery operated clocks through out.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

D5030.04.01 Telephone Systems**

The current phone system is a Rauland phone system 5.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

D5030.04.03 Call Systems**

The call system is a Rauland which is located in the library office and seems to work well for the current needs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

D5030.04.04 Data Systems**

The data system consists of Cat 5 and 5E, there are computer labs in approximately 4 classrooms, as well as some mobile labs with computers. The wiring is in good condition and meets current standards. There is wireless access and all teachers have 1 computer station as well. There is also Supernet into the facility.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	25	MAR-07

D5030.05 Public Address and Music Systems**

The system is part of the Rauland telecentre and is dated and does meet current standards, it has a cassette player as well and doesn't meet the needs of the school and is show its age.

Rating	Installed	Design Life	Updated
3 - Marginal	1994	20	MAR-07

D5030.06 Television Systems*

The system is a Rauland telecentre 21 which is located in the library office. There are TV monitors in each classroom which they do announcements on, and are able to address the entire school at one time. There are also 3 camera's that they use to do different telecasts or announcements.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-07

D5090.01 Uninterruptible Power Supply Systems**

There are UPS's on the servers located in room 138 and meet current standards. The only thing that should happen is to add some cooling to this room to protect the equipment.

Rating	Installed	Design Life	Updated
4 - Acceptable	2003	30	MAR-07

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

The generator is an Onan diesel fired 200KW emergency generator and is in good shape, it has sufficient capacity and is well maintained. It feeds a 200A fire pump and a 100A emergency panel for the school for exits and emergency lighting and other emergency systems.

Rating	Installed	Design Life	Updated
4 - Acceptable	1996	35	MAR-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

Security system, book charging system

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

E1020.03 Theater and Stage Equipment*

Stage lighting, etc. At drama room #117

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

E1020.07 Laboratory Equipment*

Fumehood cabinet in Room 155. Small flammable storage cabinet

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

E1090.03 Food Service Equipment*

2 residential refrigerators, 2 upright drink coolers, 1 residential freezer
2 stainless steel ovens , 2 deep fryers, 1 cook-top all under stainless steel hood with fire suppression system
Stainless steel condiment cart
Stainless steel pot washing sink and separate hand washing sink
Cash register

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

E1090.04 Residential Equipment*

6 residential stoves in Home Economics lab (no range hoods
Washer and dryer in Home Economics room
Refrigerator and Washer and Dryer in storage rooms next to locker areas (Physical Education use)
Refrigerator in PE office
Refrigerator, 3 microwaves, coffee maker and dishwasher in Staff room
Refrigerator in Infirmary (old 1980's model)

Rating	Installed	Design Life	Updated
5 - Good	2000	25	MAR-07

E1090.06 Darkroom Equipment

Darkroom pivoting door, casework and stainless steel sink

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	0	MAR-07

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Scoreboard, Basketball hoops, gymnasium divider curtain, floor sockets, etc. typical

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	15	MAR-07

E2010.02 Fixed Casework**

1980: paint plywood cabinets with laminated counter tops in Home Economics Classroom
1994: clear stained birch millwork in modernization and addition

Rating	Installed	Design Life	Updated
3 - Marginal	0	35	MAR-07

Event: Repair cabinets until modernization/replacement

Concern:
Water leaks beneath sinks have damaging the millwork.
Doors are loose and out of alignment
Recommendation:
Repair damaged doors, adjust drawers and doors and repaint cabinets
Consequences of Deferral:
Further deterioration and increase maintenance. If repairs are not made soon the replacement should be made before 2010

Type	Year	Cost	Priority
Repair	2007	$8,000	High

Updated: MAR-07

Event: Replace millwork in Home Econmics area

Concern:
Cabinets consist of painted plywood with economical details and residential grade hinges and hardware (Design life will be reached within 5 years)
There are water stains and blistering within sink units and drawers are loose and out of alignment. Countertops have gouges and scratches
Doors are marred at edges
Recommendation:
Replace cabinets and reconfigure space.
Consequences of Deferral:
Increasing maintenance costs and repairs

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$65,000	High

Updated: MAR-07

E2010.03.01 Blinds**

Vertical PVC blinds on classroom exterior windows and on office interior windows
Horizontal venetian blinds on half-lite glazed doors
Roller shades on gymnasium clerestorey windows

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	30	MAR-07

Event: Replace missing slats, and pulls

Concern:
A few missing or damaged slats some loose pulls and missing control rods, etc, Some roller shades in gymnasium look as if pulls are missing

Recommendation:
Repair missing or damaged slats, adjust mechanisms, Inspect roller shades for missing components and functionality and install new control rods, etc,

Consequences of Deferral:
Difficult to control light or privacy

Type	Year	Cost	Priority
Repair	2007	$1,000	High

Updated: MAR-07

E2010.03.06 Curtains and Drapes**

Black stage curtains at drama area

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	30	MAR-07

E2010.05 Fixed Multiple Seating**

Fixed bench installed around planter beneath skylight

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	35	MAR-07

E2010.06 Fixed Interior Landscaping*

Concrete block pony wall forming planter in student gathering space

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	10	MAR-07

E2020 Moveable Furnishings*

Infirmary beds, stretcher, portable bleachers in gymnasium corridor and in room 107, folding tables for lunch and stacking chairs on cart,typical classroom desks and chairs.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	20	MAR-07

F1010.02.04 Portable and Mobile Buildings* P101

1990 Portable Relocated in 1994

Architectural:

-wood floor joists with insulated cavity supported on concrete piers with metal clad plywood skirting
-vertical ribbed metal clad insulated wood wall frame and drywall construction over 300mm crawl space
-aluminum clad wood window with sealed glass lites and vertical vinyl blinds
- sheet vinyl flooring
-T-Bar acoustic ceiling panels
-vented wood roof joists with insulated cavity
-BUR (Tar & Gravel) roof
-connected to portables with wood framed corridor/ramp c/w drywall bulkheads and lockers

Mechanical:

Package roof top HVAC unit model Lennox LGA-0360 5514 with 78.0 MBH input shared with P102.
75mm gas line with capacity of 1300 CFH runs down corridor in ceiling space and goes up to roof to service RTU's.
Fire extinguisher cabinet mounted in corridor

Electrical:

- 2-50mm EC stubbed out in ceiling space to connect portables to main service panel LN and PN
- 610 x 1220 recessed light fixtures Light fixtures
- recessed pot lights in soffit over exit door at corridor
- Battery Packs located in corridor
- 4-25mm conduit form cable tray run downlink/corridor to portables

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	25	MAR-07

Event: Repair wood casing around window

Concern:
Casing has become loose
Recommendation:
Remove casing insert foam sealant in cavity for energy efficiency and install new casing
Consequences of Deferral:
Casing can be pulled off by students causing further damage

Type	Year	Cost	Priority
Repair	2007	$1,000	High

Updated: MAR-07

Event: Replace roof

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,000	Low

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* P102

1990 Portable relocated in 1994

Architectural:

-wood floor joists with insulated cavity supported on concrete piers with metal clad plywood skirting
-vertical ribbed metal clad insulated wood wall frame and drywall construction over 300mm crawl space
-aluminum clad wood window with sealed glass lites and vertical vinyl blinds
- sheet vinyl flooring
-T-Bar acoustic ceiling panels
-vented wood roof joists with insulated cavity
-BUR (Tar & Gravel) roof
-connected to portables with wood framed corridor/ramp c/w drywall bulkheads and lockers

Mechanical:

Package roof top HVAC unit model Lennox LGA-0360 5514 with 78.0 MBH input shared with P101.
Fed from 75mm gas line with capacity of 1300 CFH in corridor ceiling space near P101 and goes up to roof to service RTU's.
Fire extinguisher cabinet mounted in corridor

Electrical:

- 2-50mm EC stubbed out in ceiling space @ vestibule to connect portables to main service panel LN and PN
- 610 x 1220 recessed light fixtures Light fixtures
- recessed pot lights in soffit over exit door at corridor
- Battery Packs located in corridor
- 4-25mm conduit form cable tray run downlink/corridor to portables

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	0	MAR-07

Event: **Replace roofing**

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,500	Low

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* P103

1990 Portable Relocated in 1994

Architectural:

-wood floor joists with insulated cavity supported on concrete piers with metal clad plywood skirting
-vertical ribbed metal clad insulated wood wall frame and drywall construction over 300mm crawl space
-aluminum clad wood window with sealed glass lites and vertical vinyl blinds
- sheet vinyl flooring
-T-Bar acoustic ceiling panels
-vented wood roof joists with insulated cavity
-BUR (Tar & Gravel) roof
-connected to portables with wood framed corridor/ramp c/w drywall bulkheads and lockers

Mechanical:

Package roof top HVAC unit model Lennox LGA-0360 5514 with 78.0 MBH input shared with P104.
75mm gas line with capacity of 1300 CFH runs down corridor in ceiling space and goes up to roof to service RTU's.
Fire extinguisher cabinet mounted in corridor

Electrical:

- 2-50mm EC stubbed out in ceiling space @ vestibule to connect portables to main service panel LN and PN
- 610 x 1220 recessed light fixtures Light fixtures
- recessed pot lights in soffit over exit door at corridor
- Battery Packs located in corridor
- 4-25mm conduit form cable tray run downlink/corridor to portables

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	0	MAR-07

Event: Replace ceiling Tile

Concern:
Stained ceiling indicates roof leak
Recommendation:
Investigate reason for stained tile. Probably flashing or gum box on rood at shared RTU. Once repaired replace tile
Consequences of Deferral:
Water damage

Type	Year	Cost	Priority
Failure Replacement	2007	$1,000	High

Updated: MAR-07

Event: Replace with SBS roofing

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,500	Low

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* P104

1990 Portable Relocated in 1994

Architectural:

-wood floor joists with insulated cavity supported on concrete piers with metal clad plywood skirting
-vertical ribbed metal clad insulated wood wall frame and drywall construction over 300mm crawl space
-aluminum clad wood window with sealed glass lites and vertical vinyl blinds
- sheet vinyl flooring
-T-Bar acoustic ceiling panels
-vented wood roof joists with insulated cavity
-BUR (Tar & Gravel) roof & SBS Roof System
-connected to portables with wood framed corridor/ramp c/w drywall bulkheads and lockers

Mechanical:

Package roof top HVAC unit model Lennox LGA-0360 5514 with 78.0 MBH input shared with P103.
75mm gas line with capacity of 1300 CFH runs down corridor in ceiling space and goes up to roof to service RTU's.
Fire extinguisher cabinet mounted in corridor

Electrical:

- 2-50mm EC stubbed out in ceiling space at vestibule to connect portables to main service panel LN an PN
- 610 x 1220 recessed light fixtures Light fixtures
- recessed pot lights in soffit over exit door at corridor
- Battery Packs located in corridor
- 4-25mm conduit form cable tray run downlink/corridor to portables

Rating	Installed	Design Life	Updated
4 - Acceptable	1990	0	MAR-07

Event: Investigate leak and replace ceiling tile

Concern:
Stained ceiling indicates roof leak
Recommendation:
Investigate reason for stained tile. Probably flashing or gum box on rood at shared RTU. Once repaired replace tile
Consequences of Deferral:
Water damage

Type	Year	Cost	Priority
Failure Replacement	2007	$1,000	High

Updated: MAR-07

Event: Replace roofing

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$3,000	Low

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* P105

1999 Portable

Architectural:

-wood floor joists with insulated cavity supported on concrete piers with metal clad plywood skirting
-vertical ribbed metal clad insulated wood wall frame and drywall construction over 300mm crawl space
-PVC windows with sealed glass lites, wood liners and vertical vinyl blinds
- sheet vinyl flooring and carpet
-T-Bar acoustic ceiling panels
-vented wood roof joists with insulated cavity
-SBS Roof system
-connected to portables with wood framed corridor/ramp c/w drywall bulkheads and lockers

Mechanical:

Package roof top HVAC unit model R4GA-036-C096 with 96.0 MBH.
Gas line with capacity of 1300 CFH runs along roof above corridor to service RTU's.
Fire extinguisher cabinet mounted in corridor

Electrical:

- 2-50mm EC stubbed out in ceiling space to connect portables to main service panel LW and PN
- 610 x 1220 recessed light fixtures Light fixtures
- recessed pot lights in soffit over exit door at corridor
- Battery Packs located in corridor
- conduit from cable tray in main building runs downlink/corridor to portables

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-07

Event: Repair drywall and repaint wall

Concern:
Drywall is scratched along lower wall
Recommendation:
Repair damaged drywall and repaint damaged wall
Consequences of Deferral:
Further damage/vandalism

Type	Year	Cost	Priority
Repair	2007	$1,500	High

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* P106

1999 Portable

Architectural:

-wood floor joists with insulated cavity supported on concrete piers with metal clad plywood skirting
-vertical ribbed metal clad insulated wood wall frame and drywall construction over 300mm crawl space
-PVC windows with sealed glass lites, wood liners and vertical vinyl blinds
- sheet vinyl flooring and carpet
-T-Bar acoustic ceiling panels
-vented wood roof joists with insulated cavity
-SBS roof system
-connected to portables with wood framed corridor/ramp c/w drywall bulkheads and lockers

Mechanical:

Package roof top HVAC unit model R4GA-036-C096 with 96.0 MBH.
Gas line with capacity of 1300 CFH runs along roof above corridor to service RTU's.
Fire extinguisher cabinet mounted in corridor

Electrical:

- 2-50mm EC stubbed out in ceiling space to connect portables to main service panel LW and PN
- 610 x 1220 recessed light fixtures Light fixtures
- recessed pot lights in soffit over exit door at corridor
- Battery Packs located in corridor
- conduit from cable tray in main building runs downlink/corridor to portables

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-07

Event: Repair drywall and repaint wall

Concern:
Drywall is scratched along lower wall.

Recommendation:
Repair damaged drywall and repaint damaged wall.

Consequences of Deferral:
Further damage/vandalism

Type	Year	Cost	Priority
Repair	2007	$1,500	High

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* P107

1999 Portable

Architectural:

-wood floor joists with insulated cavity supported on concrete piers with metal clad plywood skirting
-vertical ribbed metal clad insulated wood wall frame and drywall construction over 300mm crawl space
-PVC windows with sealed glass lites, wood liners and vertical vinyl blinds
- sheet vinyl flooring and carpet
-T-Bar acoustic ceiling panels
-vented wood roof joists with insulated cavity
-SBS roof system
-connected to portables with wood framed corridor/ramp c/w drywall bulkheads and lockers

Mechanical:

Package roof top HVAC unit model R4GA-036-C096 with 96.0 MBH.
Gas line with capacity of 1300 CFH runs along roof above corridor to service RTU's.
Fire extinguisher cabinet mounted in corridor

Electrical:

- 2-50mm EC stubbed out in ceiling space to connect portables to main service panel LW and PN
- 610 x 1220 recessed light fixtures Light fixtures
- recessed pot lights in soffit over exit door at corridor
- Battery Packs located in corridor
- conduit from cable tray in main building runs downlink/corridor to portables

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-07

Event: Repair drywall, repaint wall, clean carpet stain

Concern:
Drywall is scratched along lower wall
Minor carpet stain.
Recommendation:
Repair damaged drywall and repaint damaged wall.
Clean stain on carpet
Consequences of Deferral:
Further damage/vandalism

Type	Year	Cost	Priority
Repair	2007	$2,000	High

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* P108

1999 Portable

Architectural:

-wood floor joists with insulated cavity supported on concrete piers with metal clad plywood skirting
-vertical ribbed metal clad insulated wood wall frame and drywall construction over 300mm crawl space
-PVC windows with sealed glass lites, wood liners and vertical vinyl blinds
- sheet vinyl flooring
-T-Bar acoustic ceiling panels
-vented wood roof joists with insulated cavity
-SBS roof system
-connected to portables with wood framed corridor/ramp c/w drywall bulkheads and lockers

Mechanical:

Package roof top HVAC unit model R4GA-036-C096 with 96.0 MBH.
Gas line with capacity of 1300 CFH runs along roof above corridor to service RTU's.
Fire extinguisher cabinet mounted in corridor

Electrical:

- 2-50mm EC stubbed out in ceiling space to connect portables to main service panel LW and PN
- 610 x 1220 recessed light fixtures Light fixtures
- recessed pot lights in soffit over exit door at corridor
- Battery Packs located in corridor
- conduit from cable tray in main building runs downlink/corridor to portables

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	0	MAR-07

Event: Repair drywall and repaint wall

Concern:
Drywall is scratched along lower wall
Recommendation:
Repair damaged drywall and repaint damaged wall
Consequences of Deferral:
Further damage/vandalism

Type	Year	Cost	Priority
Repair	2007	$1,500	High

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* P109

1991 Portables relocated in 2001

Architectural:

-wood floor joists with insulated cavity supported on concrete piers with metal clad plywood skirting
-vertical ribbed metal clad insulated wood wall frame and drywall construction over 300mm crawl space
-prefinished aluminum clad wood window with sealed glass lites and vertical vinyl blinds
- carpet
-T-Bar acoustic ceiling panels
-vented wood roof joists with insulated cavity
-BUR (Tar & Gravel) roof (corridor has SBS roof)
-connected to portables with wood framed corridor/ramp c/w drywall bulkheads and lockers

Mechanical:

Package roof top HVAC unit model
Gas line with capacity of 1300 CFH runs along roof above corridor to service RTU's.
Fire extinguisher cabinet mounted in corridor

Electrical:

- panel in portables connected to main service panel LW and PN
- 610 x 1220 recessed light fixtures Light fixtures
- recessed pot lights in soffit over exit door at corridor
- Battery Packs located in corridor
- conduit from cable tray in main building runs downlink/corridor to portables

Rating	Installed	Design Life	Updated
4 - Acceptable	2001	0	MAR-07

Event: Replace roofing

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,500	Low

Updated: MAR-07

F1010.02.04 Portable and Mobile Buildings* P110

1991 Portable relocated in 2001

Architectural:

-wood floor joists with insulated cavity supported on concrete piers with metal clad plywood skirting
-vertical ribbed metal clad insulated wood wall frame and drywall construction over 300mm crawl space
-prefinished aluminum clad wood window with sealed glass lites and vertical vinyl blinds
- carpet
-T-Bar acoustic ceiling panels
-vented wood roof joists with insulated cavity
-BUR (Tar & Gravel) roof (corridor has SBS roof)
-connected to portables with wood framed corridor/ramp c/w drywall bulkheads and lockers

Mechanical:

Package roof top HVAC unit model
Gas line with capacity of 1300 CFH runs along roof above corridor to service RTU's.
Fire extinguisher cabinet mounted in corridor

Electrical:

- panel in portables connected to main service panel LW and PN
- 610 x 1220 recessed light fixtures Light fixtures
- recessed pot lights in soffit over exit door at corridor
- Battery Packs located in corridor
- conduit from cable tray in main building runs downlink/corridor to portables

Rating	Installed	Design Life	Updated
4 - Acceptable	2001	0	MAR-07

Event: Repair hole in roof and replace Ceiling Tile

Concern:
missing ceiling tile and electrical feed to RTU has not bee sealed.
Recommendation:
Seal hole in roof and replace ceiling tile
Consequences of Deferral:
Water damage

Type	Year	Cost	Priority
Repair	2007	$1,000	Unassigned

Updated: MAR-07

Event: Replace with SBS roofing

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$5,500	Low

Updated: MAR-07

F1020.02.13 Paint Booths*

Paint booth in Art room

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

F2020.01 Asbestos*

Possible Asbestos in pipe elbow insulations. None evidenced. None reported

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	0	MAR-07

F2020.02 PCBs*

Most lite fixtures have been upgraded. There may be some PCB's in older equipment however none were reported. None evidenced

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	0	MAR-07

F2020.03 Mercury*

None evidenced. None Reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	0	MAR-07

F2020.04 Mould*

None Evidenced. None Reported. Monitor top ledge of skylight area and were water leaks have occurred

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	0	MAR-07

F2020.09 Other Hazardous Materials*

None Evidenced. None Reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	1975	0	MAR-07

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

Main entrance has long overwidth ramp @ 1:12 slope

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	0	MAR-07

K4010.02 Barrier Free Entrances

Auto-operator is installed at main entrance

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	0	MAR-07

K4010.03 Barrier Free Interior Circulation

All areas are acceptable except for the mezzanine above the gymnasium.
A lift is provided in the library

Rating	Installed	Design Life	Updated
3 - Marginal	1994	0	MAR-07

Event: Provide access to weight training

Concern:
The weight training area which is the old viewing area to the gymnasium is not accessible.
This has not been a problem to-date but could be if a disabled student requests access
Recommendation:
Provide alternate facility or provide a lift to the mezzanine area
Consequences of Deferral:
Potential accessibility problem.

Type	Year	Cost	Priority
Barrier Free Access Upgrade	2010	$15,000	Medium

Updated: MAR-07

K4010.04 Barrier Free Washrooms

Washrooms meet accessibility requirements

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	0	MAR-07

RECAPP Facility Evaluation Report

Springbank Schools

S2375

Springbank

Report run on: April 2, 2007 2:21 PM

Facility Details

Building Name: Springbank Schools
Address:
Location: Springbank

Building Id: S2375
Gross Area (sq. m): 0.00
Replacement Cost: $0
Construction Year: 0

Evaluation Details

Evaluation Company: Quinn Young Architects Ltd.
Evaluation Date: July 14 2006
Evaluator Name: Barry McCallum

Total Maintenance Events Next 5 years: **$304,000**
5 year Facility Condition Index (FCI): **0%**

General Summary:

The 7.86 acre (31,804 sq.m.) school site is shared with an adjacent community arena and playing fields . Parking lots, access roads and a Bus loop/firelane which runs around the school are all paved.The school is located below a playing field to the north which drains down toward the school catch basins have been installed on the north side to catch runoff water from the playing fields

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

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

S7 SITE

G1030 Site Earthwork (Site Grading)*

Grades slope down on west side at main entrance and drains away from the school. The grades slope toward the school and there are steps down at the southeast locker area. Drainage appears adequate but the asphalt hard surface area on the east side appears to be settling where old portables were located. Piles appear to located in this area. Because of the drop there is some ponding at this location which keeps water away from the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

The bus loop and parking lot were paved in 1999

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	25	MAR-07

G2010.04 Rigid Roadway Pavement (Concrete)**

Garbage bin apron is concrete

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

G2010.05 Roadway Curbs and Gutters*

Integral sidewalk and curb and parking lot islands (refer to parking lots and sidewalks)

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	25	MAR-07

G2010.06 Roadway Appurtenances*

Metal concrete filled bollards at ramp at main entrance to prevent loading to get to close to building

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

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

Gravel lot and bus loop was paved in 1999

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	10	MAR-07

Event: **Repave parking lot**

Type	Year	Cost	Priority
Lifecycle Replacement	2010	$290,000	Low

Updated: MAR-07

G2020.05 Parking Lot Curbs and Gutters*

Cast-in place concrete curbs forming islands in parking area

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	25	MAR-07

Event: Replace missing curb

Concern:
Island on west side has lost a portion of curb. Some curbing is damaged along edge of bus drop off area

Recommendation:
Replace section to complete island

Consequences of Deferral:
Further damage when parking lot is cleaned

Type	Year	Cost	Priority
Failure Replacement	2007	$2,000	High

Updated: MAR-07

G2020.06.01 Traffic Barriers*

Chain and gate at bus loop entrance and exit to control after hours use of bus loop/road.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

G2020.06.02 Parking Bumpers*

Precast parking bumpers are used to form curb along bus loop on playing field side

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	25	MAR-07

G2020.06.03 Parking Lot Signs*

Speed signs, No parking signs and Handicapped signs in roadways

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	25	MAR-07

G2020.06.04 Pavement Markings*

Painted yellow markings

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	25	MAR-07

Event: Repaint speed bumps

Concern:
Markings at speed bumps are worn
Recommendation:
Repaint speed bumps
Consequences of Deferral:
No warning drivers to slow down

Type	Year	Cost	Priority
Repair	2007	$1,000	Medium

Updated: MAR-07

G2030.02.02 Asphalt Pedestrain Pavement**

Asphalt connecting walkway from portables. Walkway is uneven (refer to G2030.06 for costs)

Rating	Installed	Design Life	Updated
3 - Marginal	2001	10	MAR-07

G2030.04 Rigid Pedestrian Pavement (Concrete)**

3.0m concrete sidewalk with curb along bus loop
2.0m sidewalk with curb along front of school
Sidewalk/steps to community entrance (refer to G2030.06 for costs)

Rating	Installed	Design Life	Updated
3 - Marginal	1999	15	MAR-07

G2030.06 Exterior Steps and Ramps*

1980: Sidewalk and steps to community entrance
1994: Sidewalk/ramp at main entrance and sidewalks/steps along bus loop and at east side

Rating	Installed	Design Life	Updated
3 - Marginal	1980	15	MAR-07

Event: Adjust asphalt walkway

Concern:
Step from portable floor to grade exceeds 200mm
Recommendation:
Use one row of retaining wall block to raise asphalt walk at step to reduce height or regrade topsoil to meet new walk
Consequences of Deferral:
Tripping or falling hazard

Type	Year	Cost	Priority
Code Repair	2007	$1,000	Medium

Updated: MAR-07

Event: Replace sidewalk/steps at community entrance

Concern:
Sidewalk and steps are worn edges are deteriorating (spalling).
Recommendation:
Replace with new walkway/ramp to access community (after hours) door
Consequences of Deferral:
Further deterioration and repairs will be required soon.

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$8,000	High

Updated: MAR-07

G2040.02 Fences and Gates**

Ranch/farm wood fence along 181st Street

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	30	MAR-07

G2040.03 Athletic and Recreational Surfaces**

Large irrigated playing field on northeast side, Baseball diamond on Northwest portion of site, Asphalt area adjacent to garbage enclosure with basketball hoops.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	25	MAR-07

G2040.05 Site and Street Furnishings*

Park bench located near entrance to school and one located in island behind handicapped stalls.
(Refer to G2050.07 to refinishing costs to benches and garbage containers)

Rating	Installed	Design Life	Updated
3 - Marginal	2007	15	MAR-07

G2040.06 Exterior Signs*

Large wall mounted lettering on building

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07

G2040.08 Flagpoles*

2 Aluminum flagpoles at main entrance

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	30	MAR-07

G2040.11 Retaining Walls*

Concrete wall at edge of ramp. Low Alan block retaining walls at grassed area and walkway

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

G2050.01 Irrigation Systems*

Rain Bird 8005-NP-20 rotary sprinklers with electric control system to irrigate main sports field on east side of bus loop.
Sleeved under asphalt bus loop from 50mm water service.
Sprinklers are controlled via a mini-weather station on roof of school.

Rating	Installed	Design Life	Updated
4 - Acceptable	2002	10	MAR-07

G2050.04 Lawns and Grasses*

Last regrading and grass changes when road and parking lot was paved.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	15	MAR-07

G2050.05 Trees, Plants and Ground Covers*

Wide variety of shrubs and trees around school, bark mulch in parking islands.

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	10	MAR-07

G2050.07 Planting Accessories*

Variety of precast and wood garbage cans located around site.

Rating	Installed	Design Life	Updated
3 - Marginal	1999	10	MAR-07

Event: Refinish wood benches and garbage containers

Concern:
Wood benches and wood garbage containers are in need of restaining

Recommendation:
Refinish wood benches and garbage containers or replace wood with maintenance free recycled boards

Consequences of Deferral:
Eventual rot and replacement

Type	Year	Cost	Priority
Repair	2007	$2,000	High

Updated: MAR-07

G3010.02 Site Domestic Water Distribution*

150 diameter water service fed from 250mm Raw Water line running along 181st Street.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	MAR-07

G3010.03 Site Fire Protection Water Distribution*

Two fire hydrants are provided for site.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

G3020.01 Sanitary Sewage Collection*

150 Sanitary sewer drained by gravity to sump with dual lift pumps on site. Force main is directed to shared lagoon.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

G3030.01 Storm Water Collection*

Roof drains are collected by gravity drain system and drained via 350 storm to ditch. Three catch basins also collect ground water to storm system

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

G3060.01 Gas Distribution*

Pressure gas is supplied from utility to gas meter room #122.
Gas meter sized for 9000 CFH

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

G4010.02 Electrical Power Distribution Lines*

Underground service in 150 concrete encased PVC duct fed form overhead service on south side of arena running northeast adjacent to firelane then northwest along firelane to pad mount tranfsormer

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

G4010.03 Electrical Power Distribution Equipment*

500 KVA pad mounted transformer located on north side of school.

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	50	MAR-07

G4010.04 Car Plugs-ins*

75mm feeder PP 4#350MCM
20mm control #3 14
20mm LS-37 2#8
40 parking pedestals with a total of 106 stall outlets are fed from Panel PP West and PP East

Rating	Installed	Design Life	Updated
4 - Acceptable	1999	25	MAR-07

G4020.01 Area Lighting*

6 - 30' metal halide street lights in parking lots
10 high pressure sodium wall packs around the exterior of the school on a low voltage relay and time clock

Rating	Installed	Design Life	Updated
4 - Acceptable	1994	25	MAR-07