

# **RECAPP Facility Evaluation Report**

**Prairie Rose Regional Div #8**



**Warren Peers School**

B2386A

Acadia Valley

**Facility Details**

**Building Name:** Warren Peers School  
**Address:** P. O. Box 90  
**Location:** Acadia Valley

**Building Id:** B2386A  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$4,362,331  
**Construction Year:** 0

**Evaluation Details**

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

**Total Maintenance Events Next 5 years:** **\$653,000**  
**5 year Facility Condition Index (FCI):** **14.97%**

**General Summary:**

The original 1,094 m2 building, built in 1951, is two stories, with the lower floor about halfway below grade. In 1955 a 950.8 m2 , one story addition was added. In 1986 two small, one story additions equaling only 13.6 m2 total, were added on each side of the 1955 west entry. The total building area is 2,058.4 m2. The school serves grades 1 to 9. The school capacity is 225 students.

**Structural Summary:**

Foundations are standard concrete foundation walls on strip footings. Lower floor level of 1951 section is partly below grade with walls of concrete below grade and wood framed walls above grade. Basement area below stage in 1955 section has concrete walls. Concrete slab on grade to lower floor of 1951 section and 1955 and 1986 sections. Wood floor joists in 1951 section and stage in 1955 section, are supported by wood stud walls. 1951 and 1955 sections are wood framed walls and roof joists. 1955 gymnasium has wood roof joists supported by wood beams and concrete block walls. 1986 section has concrete block walls with wood roof joists. Wood roof decking to 1951 and 1955 sections. Plywood roof deck to 1986 section.

The structure is in overall good condition.

**Envelope Summary:**

50mm rock wool insulation in wood stud walls to original 1951 building and assumed in 1955 low section. Exterior finish upgraded in 1986 when acrylic stucco applied to exterior, but no upgrading of insulation is indicated.. 1955 gymnasium and 1986 additions are concrete block backup walls with brick veneer. Assumed loose fill insulation in block, no cavity insulation. Prefinished metal fascia and soffit installed to all sections in 1986. Windows replaced in 1951 section in 1986 with aluminum windows. Existing wood windows in 1955 section upgraded around 1975 with sealed upper glazing and lower, aluminum venting inserts. BUR roofing assumed to have been done to 1951 and 1955 gymnasium around 1980 and requires replacement. Lower section of 1955 and 1986 roof replaced in 2001 with increased sloped insulation and 2-ply SBS roofing.

Except for the required reroofing, the envelope is in acceptable condition.

**Interior Summary:**

The interior in the 1951 section was extensively modernized in 1986. Finishes in the 1955 section were assumed to have been upgraded around 1975. The interior walls are mainly painted gypsum board on wood studs and painted concrete block. There is some ceramic wall tile in washrooms and change rooms. Flooring is carpet and sheet vinyl in classrooms, carpet in administration and staff areas, sheet vinyl in corridors, and vinyl tile in storage and service rooms.

Painted concrete floors in mechanical room need to be repainted. Quarry tile and ceramic tile flooring is in entries and washrooms /change rooms. T-bar ceilings are in most areas except gypsum board is in some mechanical, storage and service rooms. The poor plaster ceiling finish in the main basement mechanical room should be replaced with a fire-rated gypsum board ceiling.

About half of the millwork is worn and damaged and needs to be replaced.

Power assisted operators should be installed on one set of entry doors. The wheelchair platform lift installed on the railings in one stairwell in 1986, provides barrier free access ( although inconvenient to use ),to all floor areas except the raised stage.

A hazardous material study should be conducted to determine the extent of asbestos materials in the school.

The interiors are in overall acceptable condition.

**Mechanical Summary:**

The plumbing fixtures are vitreous china with manual trim. The domestic water system is copper with cast iron and copper DWV. Two water heaters provide domestic hot water, one is a newer gas fired tank type, the other an electric tank type. Fire extinguishers are located throughout the school.

Two cast iron natural gas 80% efficient boilers serve the 1955 section of the school. Two inline pumps circulate water through steel and copper piping to terminal units. The heat is transferred to the rooms using convectors installed in classroom millwork and cabinet heaters in vestibules. 1955 wing needs ventilation and humidification system. 1951 wing is heated with gas fired furnaces but the mixing box controls have been disconnected prompting concerns about ventilation levels. A ventilation and humidification system should be installed for both wings.

The boiler plant is controlled using a standalone indoor / outdoor reset controller, low voltage thermostats control furnaces and line voltage thermostats control cabinet heaters.

Overall the mechanical systems and equipment are Marginal.

**Electrical Summary:**

The school has a 400A 120/240V single phase electrical service. A main fused disconnect, splitter and branch fused disconnect distribute power to branch breaker panels. The main distribution is original construction and should be replaced. Panelboards are generally plug-in breaker type, some of the older panels should be replaced. Branch wiring is conduit and armoured cable where exposed.

The school has fluorescent lighting throughout the interior. The lighting is T12 with magnetic ballasts except for the Gymnasium which has T8 lamps and electronic ballasts. Exterior security lighting is provided by high pressure sodium area lighting. Emergency lighting is provided by distributed battery packs and remote heads, exit lighting has been retrofitted with LED bulbs.

The electrical systems include a conventional fire alarm panel, digital telephone system in the administration area, security system and PA / intercom system. The fire alarm, and PA system should be replaced as parts are no longer available.

Overall the electrical systems and equipment are in Acceptable 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\* - 1986**

Reinforced concrete foundation walls and strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	100	JAN-07

**A1010 Standard Foundations\*- 1951/1955**

Reinforced concrete foundation walls on concrete strip footings to 1951 and 1955 sections. Assumed to be concrete block interior walls on concrete strip footing to gymnasium in 1955 section.

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

**A1030 Slab on Grade\* - 1986**

Reinforced concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1986	100	JAN-07

**A1030 Slab on Grade\*- 1951/1955**

Reinforced concrete slab on grade to 1951 and 1955 sections.

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

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

Reinforced concrete perimeter walls on strip footings to crawl space below the gymnasium, recessed mechanical room area below grade of lower level of 1951 section and basement mechanical room under stage in 1955 section.

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

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

Wood joists supported by wood stud walls in 1951 section and stage in 1955 section. Gymnasium in 1955 section has wood floor joists supported by concrete perimeter walls and assumed concrete block interior walls in the crawlspace.

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

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

Wood framed walls in 1951 section, and concrete block in 1955 and in 1986 sections.

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

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

Wood shiplap to 1951 and 1955 sections.

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

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

Cast in place concrete steps to S.E. entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	JAN-07

**B1010.09 Floor Construction Fireproofing\***

Plaster on gypsum lath.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	50	JAN-07

**B1020.01 Roof Structural Frame\***

Wood joists supported by wood stud walls to 1951 and 1955 sections. Wood joists over steel beams supported by concrete block walls in 1955 gymnasium. Wood joists supported by concrete block walls in 1986 section. Wood shiplap roof decking to 1951 and 1955 sections. Plywood roof deck to 1986 section.

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

**B1020.04 Canopies\***

Wood framing to 1951,1955 and 1986 sections.

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

**B1020.06 Roof Construction Fireproofing\***

Gypsum lath to underside of wood joists to 1951 and 1955 sections.

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

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

Brick veneer to 1955 gymnasium and 1986 west entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JAN-07

**B2010.01.05 Exterior Insulation and Finish Systems (EIFS)\***

Acrylic stucco over 38mm ( assumed ) rigid insulation installed to exterior of 1951 section and lower portion of 1955 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	75	JAN-07

**B2010.01.06.03 Metal Siding\*\***

Prefinished, horizontal steel siding fascia with exposed screw fasteners. Prefinished steel clad wood vertical reveals and flat panels between upper and lower windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	JAN-07

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

Caulked perimeter of door and window frames and metal siding to stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	JAN-07

**Event:** Redo caulking.

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

**Updated:** JAN-07

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

1951 gymnasium and 1986 west entry walls are concrete block backup with brick veneer.

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

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

Wood stud walls to 1951 and 1955 sections.

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

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation\* - 1955/1986 Sections**

Assumed to have loose fill insulation in concrete block backup walls. Vapor barrier would be only the interior paint finish. Acrylic stucco was applied to exterior face in 1986 to the 1955 section. 1986 section and 1955 gymnasium have original brick veneer.

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

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation\* - 1951 Section**

50mm rock wool insulation with assumed integral paper faced vapor barrier in 89mm wood stud walls and in 28mm wood strapping to inside face of lower level concrete walls. Acrylic stucco applied to the exterior face in 1986.

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

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

Prefinished metal louvers and aluminum wall grilles.

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

**B2010.09 Exterior Soffits\***

Prefinished, vented steel soffits.

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

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

Bronzed anodized aluminum windows with fixed, sealed glazing over awning venting units ( push bar operators ) in 1951 section. Clear anodized aluminum venting hopper units installed below fixed sealed units in existing wood frames in 1955 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	JAN-07

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

Existing 1955 wood frames with upgraded sealed glazing above and venting aluminum hopper windows below, Assumed to have been upgraded around 1975.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	35	JAN-07

**Event:** Replace windows.

**Recommendation:**

Replace wood framed windows with aluminum fixed and awning window units, ( 8 units).

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

**Updated:** JAN-07

**B2030.01.02 Steel-Framed Storefronts\*\***

Pressed steel entry door and side light frames. Insulated steel doors with sealed glazing in top half and sidelights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	JAN-07

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

Insulated steel doors in steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	JAN-07

**B2030.05 Other Exterior Doors\*\***

Secondary entry doors are insulated steel in steel frames. Top half glazed with sealed units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	JAN-07

**B3010.01 Deck Vapor Retarder and Insulation\***

Two ply nailed and mopped felt membrane on shiplap wood deck to 1951 section, plywood decks to 1955 and 1986 sections, with 38mm fiberboard insulation. Insulation to lower roof of 1955/1986 sections upgraded when reroofed under B3010.04.04 in 2001. Cost to upgrade insulation to 1951 section and gymnasium of 1955 section is in B3010.04.01.

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



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

4 ply built-up roofing on 1951 section and 1955 gymnasium roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	25	JAN-07

**Event: Replace BUR roofing.****Concern:**

BUR roofing is in marginal condition with blisters and wind scours.

**Recommendation:**

Replace BUR roofing with sloped insulation and 2 ply SBS roofing, ( approximately 1,035 m2 ).

**Consequences of Deferral:**

Potential leaking could damage roof structure and interior finishes and equipment.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$120,000	High

**Updated:** JAN-07

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

2 ply SBS roofing on lower level of 1955 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2001	25	JAN-07

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

Prefinished metal and PVC pipe downspouts exposed on exterior walls. Downspouts connected to perimeter roof drains and most discharge onto the ground, some tied into underground drainpipes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	JAN-07

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

Prefabricated, insulated metal roof hatch on roof of 1951 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	JAN-07

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

Painted gypsum board on wood studs and concrete block.

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

**C1010.05 Interior Windows\***

Wired glass in painted steel frames to science storage room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1986	40	JAN-07

**C1010.08 Other Partitions\***

Glass block entry vestibule wall.

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

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

Varnished birch doors in painted steel frames, typical. Painted steel in painted steel frames to service rooms. Painted steel with wired glass, in painted steel frames to stairwells. Brushed chrome, round knob hardware. Panic bars on stairwell and exit doors. Installed around 1975 in 1955 section and 1986 in 1951 and 1986 sections.

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

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

Painted steel in painted steel frames to service rooms. Painted steel with wired glass, in painted steel frames to stairwells. Panic bars on stairwell and exit doors. Brushed chrome, round knob hardware on storage and service rooms. Installed around 1975 in 1955 section and 1986 in 1951 and 1986 sections.

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

**C1020.04 Interior Sliding and Folding Doors\***

Large wood sliding panels in stage opening.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1955	25	JAN-07

**C1020.07 Other Interior Doors\***

Varnished wood, louvered bi-fold closet doors in staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	JAN-07

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

Aluminum framed tackboards and mostly chalkboards, some whiteboards, and electronic "smart boards".

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	JAN-07

**Event:** Replace chalk, white and tack boards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$30,000	Low

**Updated:** JAN-07

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

Prefinished steel toilet partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	JAN-07

**C1030.08 Interior Identifying Devices\***

Engraved plastic door signs.

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

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

Prefinished steel lockers in hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	JAN-07

**C1030.12 Storage Shelving\***

Varnished birch shelving.

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

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

Plastic, large roll toilet tissue dispensers. Plastic paper towel and liquid soap dispensers. Stainless steel grab bars. Some stainless steel, roll toilet paper dispensers, napkin disposal units and recessed combination paper towel and trash receptacles. Stainless steel framed, glass mirrors.

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

**C1030.17 Other Fittings\***

Plastic tote baskets in prefinished metal frames in student change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	JAN-07

**C2010 Stair Construction\***

Wood framed stairs in 1951 section and to stage in 1955 section. Concrete stairs to recessed mechanical room in lower 1951 area and below stage in 1955 section.

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

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

Rubber stair treads to main stairs in 1951 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	20	JAN-07

**Event: Replace rubber stair treads in both stairwells.**

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

**Updated:** JAN-07

**C2020.06 Carpet Stair Finishes\*\***

Carpet on stairs to stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	10	JAN-07

**Event:** Recarpet stairs to stage.

**Recommendation:**

Recarpet treads and risers and top landing ( 900mm deep ) of stairs to the stage, ( six risers, about 1800mm wide ).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,000	Low

**Updated:** JAN-07

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

Varnished wood handrails mounted on side walls, except railing for wheelchair lift is painted steel piping.

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

**C2020.11 Other Stair Finishes\***

Paint finish on concrete stairs to mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	JAN-07

**Event:** Repaint concrete stairs.

**Concern:**

Paint finish is worn.

**Recommendation:**

Repaint concrete stairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$1,000	High

**Updated:** JAN-07

**C3010.01 Concrete Wall Finishes\***

Painted walls to mechanical rooms.

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

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

Painted gypsum board walls.

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

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

Glazed wall tile about 1500mm high in washroom and full height in change rooms installed in 1986 in the 1951 section and about 1975 in the 1955 section.

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

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

Painted concrete block and gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	10	JAN-07

**Event:** Repaint walls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$20,000	Low

**Updated:** JAN-07

**C3020.01.02 Paint Concrete Floor Finishes\*\***

Painted concrete floors in mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	10	JAN-07

**Event:** Repaint concrete floors.

**Concern:**

Paint finish is worn.

**Recommendation:**

Repaint concrete floors, ( approximately 140 m2 ).

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

**Updated:** JAN-07

**C3020.02 Tile Floor Finishes\*\***

Quarry tile in 1955 section entries and washrooms, mosaic tile at urinals ( installed about 1975 ). Quarry and ceramic tiles in 1951 section washrooms and change rooms, ( installed in 1986 ). Tile is in good condition, but dated in appearance.

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

**C3020.04 Wood Flooring\*\***

Hardwood floor in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1955	30	JAN-07

**Event:** Replace hardwood flooring.

**Recommendation:**

Replace hardwood flooring in gymnasium, ( 223 m2 ).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$60,000	Low

**Updated:** JAN-07

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

Sheet vinyl in classrooms and corridor in 1955 section, ( installed about 1975 ). Sheet vinyl in corridors and science classroom in 1951 section, ( installed in 1986 ). Vinyl tile in janitor, and storage rooms, ( installed in 1986 ).

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

**Event:** Replace vinyl flooring.

**Recommendation:**

Replace sheet vinyl flooring, vinyl tile and rubber base, ( approximately 650 m2 of sheet vinyl and 20 m2 of vinyl tile ).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$75,000	Low

**Updated:** JAN-07

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

Carpet in classrooms, library, administration and staff areas in 1951 section and stage in 1955 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	15	JAN-07

**Event:** Replace carpet and rubber base.

**Recommendation:**

Replace carpet and rubber base, ( approximately 530 m2 ).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$50,000	Low

**Updated:** JAN-07

**C3030.03 Plaster Ceiling Finishes\***

Painted stippled plaster on ceiling in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1955	60	JAN-07

**Event:** Replace plaster ceiling.

**Concern:**

Stippled plaster ceiling in 1955 section mechanical room is cracked and missing in some areas.

**Recommendation:**

Replace plaster ceiling with painted, fire rated type- x, 16mm gypsum board ceiling, ( 100 m2 ).

**Consequences of Deferral:**

Fire protection to floor joists above would be compromised.

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

**Updated:** JAN-07

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

Painted gypsum board.

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

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

Suspended T-bar ceilings in classrooms, corridors and administration areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	25	JAN-07



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

Painted gypsum board in entry, janitor, storage,mechanical rooms and washroom/change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	JAN-07

**Event:** Repaint ceilings.

**Recommendation:**

Repaint gypsum board ceilings, ( approximately 230 m2 ).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$4,000	Low

**Updated:** JAN-07

**C3030.09 Other Ceiling Finishes\***

300 x300 glue-on acoustic tiles in gymnasium and stage areas. Some tiles are loose, ( less than \$1,000 to repair ).

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

**D1010.02 Lifts\*\***

Motorized wheelchair platform lift on stair railing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	JAN-07

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

Vitreous china, tank type, floor mounted, elongated bowl with open front seats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	JAN-07

**D2010.02 Urinals\*\***

Vitreous china, floor mounted, with semi recessed overhead flush tank.

Wall mounted, vitreous china, with manual flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	JAN-07

**D2010.03 Lavatories\*\***

Vitreous china, vanity mounted, oval with chrome knob handled faucet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	JAN-07

**D2010.04 Sinks\*\***

Counter mounted stainless steel with kitchen style faucet in Kitchen.

Wall mounted enameled steel service sink with wall mounted hose bibs in Janitor's room.

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

**Event: Replace sinks**

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

**Updated:** JAN-07

**D2010.05 Showers\*\***

Vandal resistant shower heads with mechanically timed push button operators, central thermostatic mixing valve. Individual shower stalls with fibreglass shower base.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	JAN-07

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

Vitreous china, wall hung, no mechanical cooling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1955	35	JAN-07

**Event: Replace drinking fountains.**

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

**Updated:** JAN-07

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

Visible plumbing is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	JAN-07

**D2020.01.02 Valves: Domestic Water\*\***

Visible valves are gate type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	JAN-07

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

Reduced pressure on boiler plant make-up water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	JAN-07

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

Inline domestic hot water circulator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	JAN-07

**Event: Replace DHW circulator**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,000	Low

**Updated:** JAN-07

**D2020.02.06 Domestic Water Heaters\*\* - 1951**

Natural gas, natural draft, tank type John Wood model 6G50ENA-04 with 189 litre tank, 122 l/hr recovery.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	2004	20	JAN-07

**D2020.02.06 Domestic Water Heaters\*\* -1955**

Tank type electric water heater with 3kW heating element John Wood 102 litre tank.

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

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

Exposed insulation appears to be fibreglass mostly replaced in the 1986 modernization. There is some original insulation and given the age of the initial construction asbestos is expected on piping elbows.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	30	JAN-07

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

Cast iron and DWV where exposed various years of construction generally following original years of construction.

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

**D2030.03 Waste Piping Equipment\***

Sump pit in basement boiler room.

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

**D2040.01 Rain Water Drainage Piping Systems\***

Generally via scuppers on exterior of the building, however some internal leaders drain to sub soil around the building.

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

**D2040.02.04 Roof Drains\*\***

Basket style cast iron grates.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	40	JAN-07

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

Gas meter and pressure regulator located outside Gymnasium. Steel piping throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	60	JAN-07

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

Two Weil McLain model APFG6PIN natural draft, cast iron watertube boilers, 80kW input, 65.1kW output. Two inline pumps circulate hot water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	JAN-07

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

Galvanized steel boiler venting to existing masonry chimney, combustion air is blocked off and must be opened and air trap constructed (<\$1000), relief air duct.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	30	JAN-07

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

Micron bypass filter, chemical pot feeder should be added.

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

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

Lennox indirect natural gas fired downflow furnaces serve 1951 classrooms sizes range from 16.1 to 30.7 kW. Seven furnaces in total three with D/X A coils in supply air plenum.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	25	JAN-07

**Event: Add ventilation system**

**Concern:**

Mixing controls are disconnected probably due to cold supply air temperatures when the burner is off in the wintertime. Proper levels of ventilation are probably not achieved.

**Recommendation:**

Add rooftop air to air heat exchanger to provide ventilation to furnaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$80,000	Unassigned

**Updated:** JAN-07

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

Galvanized steel

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

**D3030.06.02 Refrigerant Condensing Units\*\***

Air cooled condensing units coupled to A-coils on three furnaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	JAN-07

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1955**

No ventilation system in 1955 portion of the school.

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

**Event:** Install ventilation system.

**Concern:**

1955 wing has no ventilation system prompting concerns about indoor air quality for students.

**Recommendation:**

Install tempering ventilation system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$100,000	Unassigned

**Updated:** JAN-07

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

Galvanized sheet metal throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	50	JAN-07

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

Linear bar supply grilles and louvred return air grilles in classrooms. Some inslab registers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	JAN-07

**D3040.03.01 Hot Water Distribution Systems\*\***

Three inline hot water circulation pumps (one acts as backup) circulate hot water through the boilers to perimeter radiation, convectors and cabinet heaters. Hot water distribution is copper and steel insulated throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	JAN-07

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

Ceiling mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	JAN-07

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

Galvanized steel.

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

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

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

**D3050.03 Humidifiers\*\***

No humidification system.

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

**Event: Add humidifiers**

**Concern:**

No humidification systems to provide relative humidity control in the wintertime.

**Recommendation:**

Provide electric generated steam humidifiers for furnaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$20,000	High

**Updated:** JAN-07

**D3050.05.01 Convectors\*\***

Convectors installed in millwork of 1955 classrooms (replaced unit ventilators).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	40	JAN-07

**D3050.05.02 Fan Coil Units\*\***

Cabinet heaters in vestibules and some washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	JAN-07

**D3050.05.03 Finned Tube Radiation\*\***

Convective fin installed in gymnasium with top and bottom sloped cabinet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	JAN-07

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

Electric thermostats control heating and cooling (where applicable) on furnace zones and radiation zone valves. Tekmar 252 twin boiler controller with outdoor reset controls the boiler plant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	JAN-07

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

Multi-purpose dry type and water charged fire extinguishers throughout, tested yearly.

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



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

Pole mounted utility transformer 240/120, single phase, three wire service.

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

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

400A, 240V, three wire main disconnect provides power to 400A splitter. Various sizes of enclosed circuit breakers and fuses are connected to the splitter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1951	40	JAN-07

**Event: Replace main distribution****Concern:**

Main electrical distribution is original construction, corroded and potentially unsafe.

**Recommendation:**

Replace main distribution.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$20,000	High

**Updated:** JAN-07

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

Older plug-in branch breaker panelboards some newer panelboards.

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

**Event: Replace panelboards.****Concern:**

Generally panels are full of branch circuits and have no room for expansion. Plug-in breaker panels are lower quality and less robust than bolted branch breaker panels.

**Recommendation:**

Replace branch circuit panels with larger bolted branch breaker panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$20,000	High

**Updated:** JAN-07

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

Standalone FVNR pump starters in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	JAN-07

**D5020.01 Electrical Branch Wiring\***

Generally conduit and surface raceway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	50	JAN-07

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

No interior automatic lighting controls noted, toggle switches throughout.

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

**D5020.02.02.02 Interior Florescent Fixtures\*\* - Gymnasium**

T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	JAN-07

**D5020.02.02.02 Interior Florescent Fixtures\*\* - School**

Various types of fluorescent fixtures with magnetic ballasts.

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

**Event: Replace school fixtures.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$50,000	Low

**Updated:** JAN-07

**D5020.02.03.02 Emergency Lighting Battery Packs\*\***

Distributed battery packs and remote incandescent heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	JAN-07

**Event: Replace emergency lighting**

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

**Updated:** JAN-07

**D5020.02.03.03 Exit Signs\***

Original exit signs retrofitted with LED bulbs.

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

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

High pressure sodium, wall mounted, vandal resistant area lights

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

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

Photocell controlled.

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

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

Conventional fire alarm control panel, Edwards 2280, located at the main entrance monitors pull stations and fire detectors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	25	JAN-07

**Event: Replace fire alarm system**

**Concern:**

Parts are no longer available for fire alarm system.

**Recommendation:**

Replace fire alarm control panel and devices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$15,000	High

**Updated:** JAN-07

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

DCS security control panel monitors door contacts and motion sensors. System is armed and disarmed by a numeric keypad at the main entrance.

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

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

Nortel Meridian digital phone system in administration area.

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

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

Category 5 wiring

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

**D5030.05 Public Address and Music Systems\*\***

Multi-vox public address and intercom system throughout school.

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

**Event: Replace PA / intercom system**

**Concern:**

Public address and intercom system is old and replacement parts are no longer available.

**Recommendation:**

Install new PA and intercom system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$15,000	Medium

**Updated:** JAN-07

**D5030.07 Other Communications and Security Systems\***

Smart board and LCD projectors installed in one classroom (classroom used for distance learning).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2005	20	JAN-07

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1090.04 Residential Equipment\***

Fridges and microwaves in staff room and kitchen areas. Electric range also in kitchen.

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

**E1090.07 Athletic, Recreational, and Therapeutic Equipment\***

Wall mounted, painted wood basketball backboards on fixed and side folding, painted steel frames.

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

**E2010.02 Fixed Casework\*\***

Painted and varnished wood cabinets with plastic laminate countertops. Plastic laminate washroom vanities. Installed around 1975 and 1986.

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

**Event:** Replace damaged millwork.

**Concern:**

About half of the cabinets in washrooms, classrooms, science classroom, and staff areas are dated in appearance, worn and chipped, with damaged plastic laminate countertops.

**Recommendation:**

Replace damaged millwork.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$50,000	High

**Updated:** JAN-07

**E2010.03.01 Blinds\*\***

Vertical louver blinds typical for most windows. Some horizontal Venetian blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	JAN-07

**E2020 Moveable Furnishings\***

Variety of desks, tables and chairs of various ages and styles.

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

**F2020.01 Asbestos\***

Asbestos suspected in undisturbed mechanical piping and boiler insulation. Due to age of construction, asbestos could also exist in other building materials.

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

**Event: Conduct hazardous material study.**

**Concern:**

Asbestos suspected in mechanical piping and boiler insulation. Due to age of construction, asbestos could also exist in other building materials.

**Recommendation:**

Conduct hazardous material study.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2007	\$10,000	High

**Updated:** JAN-07

**F2020.04 Mould\***

Water seepage problems were corrected in 1999 when a 3,600mm wide asphalt apron was installed around the building perimeter to direct downspout discharge away from the foundation. No dampness concerns reported or observed.

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

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

Grade level access from south parking area to west entry.

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

**K4010.02 Barrier Free Entrances**

Grade level entries to west, north and east entries. S.E. Entry has steps.

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

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

**Concern:**

Main ( west ) entry doors do not have power operators.

**Recommendation:**

Install power operators to one set of exterior entry and interior vestibule doors, ( two doors ).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$10,000	Medium

**Updated:** JAN-07

**K4010.03 Barrier Free Interior Circulation**

Level access to 1955 and 1986 sections except the raised stage. Wheelchair platform lift mounted on stair railing in 1951 section to provide access to both levels.

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



**K4010.04 Barrier Free Washrooms**

Barrier free washrooms in change room areas in lower floor of 1951 building only.

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

**Event:** **Provide barrier free access to 1955 section washrooms.**

**Recommendation:**

Renovate to provide barrier free access to 1955 section washrooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$30,000	High

**Updated:** JAN-07

# RECAPP Facility Evaluation Report



**Warren Peers School**

S2386

Acadia Valley

**Facility Details**

**Building Name:** Warren Peers School  
**Address:**  
**Location:** Acadia Valley  
  
**Building Id:** S2386  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

**Evaluation Details**

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

**Total Maintenance Events Next 5 years:                   \$389,200**  
**5 year Facility Condition Index (FCI):                               0%**

**General Summary:**

School is located on a corner site. Town concrete sidewalks and gutters on street sides. Low wood post and steel cable fence along property lines. Grassed and well landscaped around building. Large trees around site. Small, graveled Staff parking lot needs to be re-graveled. Some concrete sidewalk and playing area need replacement. Large, grassed playing field needs upgrading and an irrigation system installed. New aluminum flagpole recommended. School water, sanitary and natural gas services are provided by the Town, and there is no storm water infrastructure on site. Electricity is provided from a pole mounted transformer, and the insulated secondary cables are located above the playground. Site is in overall acceptable condition.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

**Rating Guide**

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

**S7 SITE****G1030 Site Earthwork (Site Grading)\***

Relatively flat site. Minimal, but adequate drainage away from building.

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

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

Gravel Staff parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	10	JAN-07

**Event: Regravel parking lot.****Concern:**

Gravel surface is uneven and worn.

**Recommendation:**

Resurface gravel parking lot, ( 110 M2 ).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$3,000	Medium

**Updated:** JAN-07

**G2030.02.02 Asphalt Pedestrian Pavement\*\***

Asphalt pavement areas adjacent to some sides of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	10	JAN-07

**Event: Overlay asphalt pavement.**

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

**Updated:** JAN-07

**G2030.04 Rigid Pedestrian Pavement (Concrete)\*\* - Main West Entry**

Concrete sidewalk to main, west entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	15	JAN-07

**Event:** Replace concrete sidewalk.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$7,000	Low

**Updated:** JAN-07**G2030.04 Rigid Pedestrian Pavement (Concrete)\*\*- S.E. Entry**

Concrete sidewalks across front of Staff parking lot and to S.E. entry from Town sidewalk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1986	15	JAN-07

**Event:** Replace concrete sidewalk.**Concern:**

Concrete sidewalk is cracked and deteriorated.

**Recommendation:**

Replace concrete sidewalk to S.E. Entry, ( 46 M2 ).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$8,000	Medium

**Updated:** JAN-07**G2040.02 Fences and Gates\*\***

Low, painted wood posts with steel cables around perimeter of site.

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

**Event:** Replace post and cable fence with chainlink fencing..

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$50,000	Low

**Updated:** JAN-07

**G2040.03 Athletic and Recreational Surfaces\*\* - Grass**

Non-irrigated grass playing fields.

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

**Event:** Replace grass playing fields.

**Concern:**

Grass playing fields are uneven and patchy.

**Recommendation:**

Remove existing grass, level surface, upgrade topsoil and replace grassed playing field areas. Install underground irrigation system.

**Consequences of Deferral:**

Poor play surface, tripping hazard.

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

**Updated:** JAN-07

**G2040.03 Athletic and Recreational Surfaces\*\* - Volleyball**

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

**Event:** Upgrade sand area for volleyball.

**Concern:**

Sand area for volleyball is uneven and weedy.

**Recommendation:**

Sand should be cleaned and additional sand added,

**Consequences of Deferral:**

Poor playing surface.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$1,200	Medium

**Updated:** JAN-07

**G2040.03 Athletic and Recreational Surfaces\*\* - Concrete**

Concrete slab for basketball court.

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

**Event: Replace concrete slab.****Concern:**

Concrete slab for basketball court is cracked and deteriorating

**Recommendation:**

Replace concrete slab, ( 375 M2 ).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$60,000	Medium

**Updated:** JAN-07**G2040.04 Athletic and Recreational Equipment\* - Soccer and Baseball**

Painted, steel pipe soccer goals. Galvanized chainlink baseball backstops.

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

**G2040.04 Athletic and Recreational Equipment\*- Basketball**

Fiberglass basketball backstops on steel support posts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	JAN-07

**Event: Replace basketball backstops.****Concern:**

Backstops are weathered and hoops damaged. Posts are rusted.

**Recommendation:**

Replace backstops and paint posts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,000	Medium

**Updated:** JAN-07**G2040.05 Site and Street Furnishings\***

Moveable painted wood picnic tables. Fixed, painted steel benches anchored in concrete

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	JAN-07

**G2040.06 Exterior Signs\***

Individual aluminum letters mounted on metal fascia above main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	25	JAN-07

**G2040.08 Flagpoles\***

Painted steel flagpole with external rope halyard.

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

**Event:** Replace flagpole.

**Concern:**

Flagpole is rusting.

**Recommendation:**

Replace flagpole with new aluminum flagpole on new concrete base.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$6,000	Medium

**Updated:** JAN-07

**G2050.04 Lawns and Grasses\***

Non-irrigated grass areas around building.

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

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

Large deciduous trees around site. Smaller deciduous trees, evergreen trees and shrubs adjacent to the building and in planting beds. Flowers along main entry sidewalk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	JAN-07

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

Water service from the Town of Acadia Valley

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1951	50	JAN-07



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

Fire hydrant adjacent to the school maintained by the Town of Acadia Valley.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1950	50	JAN-07

**G3020.01 Sanitary Sewage Collection\***

Sewer system connected to the Town of Acadia Valley infrastructure.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1951	50	JAN-07

**G3060.01 Gas Distribution\***

Natural gas provided by local utility, meter and regulator assembly is located outdoors, 1.75kPa gas used throughout the school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1980	50	JAN-07

**G4010.01 Electrical Substations\***

Pole mounted utility transformer, 120/240V, single phase, three wire secondary.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1980	50	JAN-07

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

Overhead service across the playground.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	50	JAN-07

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

Five weatherproof duplex receptacles mounted on wooden posts used for staff parking. No controls noted.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1986	25	JAN-07