

RECAPP Facility Evaluation Report

Red Deer Public Schl Dist 104



Westpark Middle School

B3954A
Red Deer

Facility Details

Building Name: Westpark Middle School
Address: 3310 - 55 Avenue
Location: Red Deer

Building Id: B3954A
Gross Area (sq. m): 0.00
Replacement Cost: \$6,351,936
Construction Year: 0

Evaluation Details

Evaluation Company: John Murray Architectural Associates
Evaluation Date: August 23 2005
Evaluator Name: Mr. John Murray

Total Maintenance Events Next 5 years: **\$938,925**
5 year Facility Condition Index (FCI): **14.78%**

General Summary:

This 3772 sq. m. school was constructed in 1968 at a construction cost of \$14 per sq. ft. It is a single storey structure, with load bearing concrete block walls supporting pre-engineered joists - wood top and bottom plate with steel chords (top plate bearing) and standard wood joists to the minimum spans. The gymnasium section is a steel column structure supporting glu-laminated beams.

In 1999 renovations took place to provide improved administration areas, science classrooms, industrial arts areas and student washrooms. A separate two classroom portable (148 sq. m.) is located north of the School.

Student capacity is 390.

The building is structurally sound but has an old, depressing, worn-out look NOT representative of most schools in the Province.

Exterior walls are brick veneer, 37 mm rigid insulation, vapour barrier and 150 mm concrete block.

The aluminum anodized panel and batten fascia shows vapour barrier and 50 mm batt insulation and the vapour barrier appears to be consistent with the vapour barrier roof membrane.

The roof is asphalt and gravel on 50 mm rigid insulation on plywood except the roof area to the gymnasium which has modified bitumen roof membrane, all on 50 mm cedar deck. Insulation thickness not known (assumed 100 mm).

The building envelope appears in good condition, although insulation is minimal.

The ceiling tiles are old and not clipped and have no rated boxing to light fixtures - does not meet Code.

Structural Summary:

The School is constructed on reinforced concrete strip footings and reinforced concrete block foundation walls.

The concrete block superstructure supports a pre-engineered wood and steel combination roof truss assembly and standard wood joists to the minimum spans supporting plywood roof deck.

The gymnasium has steel columns on concrete block reinforced pilasters, supporting glu-laminated beams and nominal 50 mm cedar decking.

Steel I beams support the roof assembly on large spans to library stage opening and entry areas.

Envelope Summary:

Interior Summary:

Most interior walls are concrete block painted except for new walls in administration area which is gypsum wallboard painted.

Floors are mainly old vinyl asbestos tiles (poor) except home economic, science and industrial arts classrooms which have new vinyl composition tile.

New carpet in administration area and old carpet to library and some teaching areas.

Washrooms and change rooms are ceramic tile in good condition, entrances are old look mosaic tile in acceptable condition. Gymnasium floor is sprung wood in good condition.

All rubber base throughout is old.

Ceilings are mainly old T-bar suspension system not rated anymore except administration, science classrooms, home economics and industrial arts classroom which have new T-bar system.

Mechanical Summary:

The school is heated with 6 Eng-Air roof top units, along with 5 Lennox G20 furnaces. All units are gas fired, the furnaces serve the entrances and a perimeter air system with grilles in the top of the air cabinet located in the classroom. The roof top units serve the classroom with main distribution ducts in the ceiling space of the hallways to branch ducts to side wall grilles into the classrooms. There is a return air grille located in the side wall passing return air back to the hallway ceiling space.

The domestic water heaters are dying and require replacement.

The control system is a DDC system which requires completion to a full DDC system. The three south roof top units should be replaced as they are at their end of life cycle.

These three Roof Top units serve the gym and shop areas. The gym unit should have capabilities for fresh air.

Reroofing will require new roof drains and piping upgrades. School requires water service testing and if necessary replacement due to low flow periods the water comes out rusty & discolored.

Electrical Summary:

The pad mount transformer has no blast shield and sits up against the school. It should be relocated. The main electrical distribution panel is obsolete; no parts are currently available and there is no spare space. New main distribution should happen at same time as relocation of pad mounted transformer. Emergency lighting and exit lights should be upgraded. Individual motor starters to be replaced with motor control centers. T-8 lighting conversion to be completed. Upgrade lighting in gymnasium

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***

Reinforced concrete strip footings and reinforced concrete block walls, core filled. No settlement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	AUG-05

A1030 Slab on Grade*

Concrete slab with mesh. No apparent cracks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	AUG-05

B1010.02 Structural Interior Walls Supporting Floors*

38 x 89 wood studs on stage. It is questioned if stage floors can take loads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	AUG-05

Event: Check floor structure of stage.

Concern:

Staff and student safety.

Recommendation:

Carry out study immediately to see if stage floor can support extra dead and live loads.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$1,070	High

Updated: February 17 2006

B1010.03 Floor Decks, Slabs, and Toppings*

Wood joist second floor above stage. It is questioned if structural can take live loads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	100	AUG-05

Event: Check supporting structure. Estimate cost included with B1010.02.

Concern:

Staff and student safety.

Recommendation:

Carry out study immediately.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$1,070	High

Updated: February 17 2006

B1020.01 Roof Structural Frame*

Pre-engineered wood and steel trusses. Glu-laminated beams to gymnasium and industrial arts area. Steel beams over large open spans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	AUG-05

B1020.04 Canopies*

Wood overhanging entrance canopies to original School have been enclosed. Ceiling - combustible plywood - see B1020.06.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	100	AUG-05

B1020.06 Roof Construction Fireproofing*

Plywood deck on wood/steel engineered trusses. Cedar deck and glu-laminated arches to gymnasium area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	AUG-05

Event: Wood deck exposed to gymnasium area has no fire rating. Fire safety risk.

Concern:

Plywood ceiling in exit vestibules have no fire rating. Roof structure, which is plywood and pre-engineered steel wood trusses, has no fire rating. Wood deck exposed to gymnasium area has no fire rating.

Recommendation:

Carry out work immediately and adjust electrical, apply rated ceiling to maintain minimum 45 minute rating to exits and gymnasium. (See C3030.06 for suspended T-bar fire rating to corridors + teaching areas) (550 m2 x \$43 = \$23,650)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$25,306	High

Updated: February 17 2006

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

Brick veneer good condition, no cracks. Needs cleaning.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	AUG-05

B2010.01.06.03 Metal Siding**

Anodized aluminum fascia with anodized metal battens - show a significant amount of damage giving poor appearance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	AUG-05

Event: The fascia, due to damage, has a very poor appearance.

Concern:

Very bad image for an Alberta school building.

Recommendation:

The School has had little upgrade in 37 years. This needs replacement. May be possible to patch fascia with products from upper gymnasium and replace gymnasium fascia band with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$96,300	Low

Updated: February 17 2006

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

37 mm rigid insulation on vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	AUG-05

B2010.06 Exterior Louvers, Grilles, and Screens*

Expanded metal to west windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	AUG-05

B2010.09 Exterior Soffits*

Ribbed plywood painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	AUG-05

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

Natural aluminum, vertical sliders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	AUG-05

B2030.01.01 Aluminum-Framed Storefronts**

Dark bronze anodized aluminum, single glazed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

B2030.01.02 Steel-Framed Storefronts**

West exit aluminum door, natural anodized in steel frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	AUG-05

B3010.01 Deck Vapor Retarder and Insulation*

Vapour barrier on plywood or wood deck. School has only 50 mm rigid insulation (90% of the school has original asphalt and gravel roofing). See B 3010.04.01 for event cost.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	AUG-05

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

Asphalt and gravel (original roof (1968) on 90% of School still appears acceptable except for only two rainwater leaders and membrane is old.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	AUG-05

Event: Re-roofing requirement due to age.

Concern:

Many areas show signs of ageing also poor insulation value. Additional damage may occur due to rain water build up should one rain water leader be blocked.

Recommendation:

Re-roof and provide sloped insulation and add additional rain water leaders. (2872 m2 x \$108 = \$310,000).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$331,700	Medium

Updated: February 17 2006

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

Two ply SBS roofing to gymnasium and industrial arts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	AUG-05

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

Metal roof hatch to roof - (secured) with fixed ladder access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	AUG-05

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Concrete block except gypsum wallboard on steel studs to administration and in some classroom dividers to interior areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	AUG-05

C1010.06 Interior Glazed Partitions and Storefronts*

Aluminum and steel vestibule screens. .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	AUG-05

C1020.01 Interior Swinging Doors**

Steel and wood doors in steel and wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	AUG-05

C1020.03 Interior Fire Doors*

Steel doors in steel frames to washrooms, change rooms, gymnasium and shop (acceptable). Wood doors (glazed) solid core in steel frames to most rooms except wood frames to classrooms and janitor rooms, into corridors. Wood doors and frames to Classrooms and janitor doors are not labeled, they are damaged and old.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	AUG-05

Event: Rated doors in corridors.

Concern:

Student, staff and public safety with reference to protection of corridor fire exit routes. Also, poor appearance.

Recommendation:

Remove existing wood doors and wood frames and replace with new labelled doors, frames and hardware. (30 doors x \$3000)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$96,300	High

Updated: February 17 2006

C1020.04 Interior Sliding and Folding Doors*

Wood sliding door to library not rated and jammed in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	40	AUG-05

Event: Sliding door - not rated.

Concern:

Fire safety for exiting.

Recommendation:

Remove sliding door and frame and Install new rated swing door, frame and hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$3,210	High

Updated: February 17 2006

C1030.01 Visual Display Boards**

Whiteboards and tackboards. Whiteboards are scratched; tackboards are old.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	10	AUG-05

Event: Whiteboards and tackboards old.

Concern:

These are damaged and hard to write on and tackboards hard to pin to.

Recommendation:

Replace with new

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$32,100	Low

Updated: February 17 2006

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

Concrete block divider walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	AUG-05

C1030.06 Handrails*

No handrail to stairs to second floor over stage. Handrail to stage not to Code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	50	AUG-05

Event: **Missing and non-complying handrails.**

Concern:

Staff, student and public safety.

Recommendation:

Install new handrail to stair to upper floor on stage. Leave non-complying handrail to stage as is.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$3,210	High

Updated: February 17 2006

C1030.08 Interior Identifying Devices*

Lamacoid signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	10	AUG-05

Event: **Poor signage.**

Concern:

Hard to see signage and room designations.

Recommendation:

Remove any poor signage units and replace with updated changeable p.v.c. signage to all rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$6,420	High

Updated: February 17 2006

C1030.10 Lockers**

Metal construction - reasonable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

C1030.12 Storage Shelving*

Wood shelving to storage rooms and classroom, poor condition - damaged, chipped and inadequate except for administration, science, home economics, library and shop which are good.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	20	AUG-05

Event: Classroom shelving.

Concern:

Staff and student function is affected by old (1968), limited classroom shelving. Some have laminate snapped off and are chipped, and falling apart.

Recommendation:

Replace all old shelving. (150 m x \$700 = \$105,000)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$112,350	High

Updated: February 17 2006

C1030.14 Toilet, Bath, and Laundry Accessories*

Surface mounted, vendor supplied and installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	AUG-05

C2010 Stair Construction*

Wood. Open stringers to second floor over stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	100	AUG-05

Event: Stair safety.

Concern:

Student and staff safety.

Recommendation:

Review second floor over stage, including function, and make good stair riser enclosure to suit. Close in open risers and adjust stair to meet Code compliance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$5,350	High

Updated: February 17 2006

C3010.04 Gypsum Board Wall Finishes*

Gypsum wallboard finishes, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	AUG-05

C3010.06 Tile Wall Finishes**

100 x 100 mm glazed ceramic tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	AUG-05

C3010.09 Acoustical Wall Treatment**

Concrete block walls to gymnasium, painted. No acoustical treatment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	20	AUG-05

Event: Poor acoustics.

Concern:

Hearing damage to teachers and students.

Recommendation:

Correct condition immediately by installing acoustic panels at high level and paint walls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$21,400	High

Updated: February 17 2006

C3010.11 Interior Wall Painting**

Concrete block walls and gypsum wallboard ceilings. Poor colour (ceilings dark); require repainting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	5	AUG-05

Event: Paint walls and ceilings.

Concern:

Lighting levels are being affected and school image shows little upgrade in 35 years.

Recommendation:

Appearance upgrade and areas are dark (corridors and teaching areas). Repaint all block and gypsum wallboard areas to improve lighting levels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$90,950	High

Updated: February 17 2006

C3020.01 Concrete Floor Finishes (Paint)*

Concrete floor to shop and mechanical areas. Finish is in poor condition; repainting required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	AUG-05

Event: **Repaint worn out painted floors to mechanical rooms, storage and industrial arts.**

Concern:

Maintenance and appearance.

Recommendation:

Repaint concrete floors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$5,350	Medium

Updated: February 17 2006

C3020.02 Tile Floor Finishes**

Ceramic tile - good, but entrance foyers are dated mosaic tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	AUG-05

Event: **Old mosaic tile entrances.**

Concern:

This school requires updating.

Recommendation:

Re-tile foyers. Small mosaic tiles to all foyers have dated look and are difficult to clean. (200 m2 x \$110)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$23,540	Low

Updated: February 17 2006

C3020.04 Wood Flooring**

Wood sprung floor to gymnasium - requires refinishing as lines and varnish are wearing off.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	AUG-05

Event: Gymnasium floor refinishing.

Concern:

The wood floor will deteriorate if not maintained.

Recommendation:

Wood floor needs new line painting and refinishing. Sand down floor, clean up base, new line painting and logo, and refinish floor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$21,400	High

Updated: February 17 2006

C3020.07 Resilient Flooring**

Except for the science rooms, home economics and industrial arts classroom and administration, the school has old original dark vinyl asbestos tile and rubber base. Tiles are dark, giving no light reflection and are damaged and missing - a mess.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	20	AUG-05

Event: Vinyl asbestos tiles coming off.

Concern:

Floor is constantly being patched, tiles and base are missing. Dark floors are limiting lighting levels for occupants.

Recommendation:

Replace old damaged and missing vinyl asbestos tile by patching where tiles are missing and overlay with new sheet goods and install new rubber base. (1600 m2 x \$50 = \$96,000)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2006	\$102,720	High

Updated: February 17 2006

C3020.08 Carpet Flooring**

Level loop carpet in library area and some classrooms. Carpet is old and in poor condition in library and classroom areas. New level loop carpet in Administration good.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	AUG-05

Event: Carpet replacement

Concern:

Carpet is old, stained and unhygienic - a health hazard.

Recommendation:

Remove old, stained carpet and replace with new sheet goods and new base. (700 m2 x \$50 = \$35,000)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$37,450	High

Updated: February 17 2006

C3030.04 Gypsum Board Ceiling Finishes*

Gypsum board ceilings to change rooms, in good condition, but require repainting. (See C3010.11)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	AUG-05

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

600 x 1200 mm suspended T-bar grid with fissured tile - discoloured and damaged to classrooms and corridors (except science, home economics and industrial arts classrooms and administration which are good but probably not rated).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	25	AUG-05

Event: Ceiling tile replacement and fire rating achieved.

Concern:

Roof assembly is not rated. Tile clipping is non-existent light boxes do not exist. Lighting levels are affected by dirty, old tile and appearance is poor.

Recommendation:

Replacement required due to damage, discoloration, and no 3/4 hour rating to corridor or roof. Temporarily suspend lights, remove ceiling grid and tile and replace with new grid and tile, provide 3/4 hour rating to all ceilings by clips and light enclosures. (3000 m2 x \$40 = \$120,000)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$128,400	High

Updated: February 17 2006

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

Floor mount tank & flush valve models

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

D2010.02 Urinals**

Flush Valve, Urinal, Vitreous China-wall mounted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

D2010.03 Lavatories**

Wash Basin, Stainless Steel

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

D2010.04 Sinks**

1&2 compartment stainless steel type, poor trim.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	AUG-05

Event: Upgrade sink trim**Concern:**

Leakage and high maintenance costs

Recommendation:

Upgrade sink trim to washer less cartage type.(remove bubbler in classrooms) 10 Required

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$3,210	Medium

*Updated: February 17 2006***D2010.05 Showers****

Ceramic Tile- Single lever c/w wall head

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

D2010.08 Drinking Fountains / Coolers**

Vitreous China-wall mounted, poor trim.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	AUG-05

Event: Upgrade drinking fountain trim.

Concern:

Leakage and higher maintenance costs.

Recommendation:

Upgrade all to current model trim.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$1,605	Medium

Updated: February 17 2006

D2010.09 Other Plumbing Fixtures**

Service Sink, Iron Enamel

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	AUG-05

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper Pipes, Water

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	AUG-05

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow Preventor Main Service
stand pipe for fire hoses

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

D2020.02.06 Domestic Water Heaters**

3 - 80 gal (tarpped for removal & replacement)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	20	AUG-05

Event: **Upgrade with 2 new 100 gal commercial c/w circulator pump**

Concern:

HW tank passed life cycle - leakage high maintenance costs.

Recommendation:

Upgrade with 2 new 100 gal commercial c/w circulator pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$6,420	Medium

Updated: February 17 2006

D2020.03 Water Supply Insulation*: Domestic

fiber glass & asbestos covered

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	AUG-05

Event: **Replace with fiber glass jacket type insulation.**

Concern:

Content may have asbestos

Recommendation:

Replace with fiber glass jacket type insulation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2006	\$32,100	Medium

Updated: February 17 2006

D2030.01 Waste and Vent Piping*

cast iron

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	AUG-05

D2040.01 Rain Water Drainage Piping Systems*

cast iron, old and insufficient.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	AUG-05

Event: Cast water lines**Concern:**

Rust in water.

Recommendation:

Flush and inspect at before start of school

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$1,070	Low

Updated: February 17 2006

D2040.02.04 Roof Drains**

Basket type full flow

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	AUG-05

Event: Add additional roof drains**Concern:**

Require additional drains for square footage.

Recommendation:

Add roof drains for new roof slope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$10,700	Low

Updated: February 17 2006

D3010.02 Gas Supply Systems*

City supplier Gas supply steel pipe & Fittings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	AUG-05

D3020.03.01 Furnaces**

House Furnace, Gas make 4 - Lennox model G20 primeter air supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	AUG-05

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

Feild design type "B"flue c/w combustion air

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

D3040.01.03 Air Cleaning Devices:Air Distribution*

Air filters - type 2" replace pads

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

D3040.01.04 Ducts: Air Distribution*

Ceiling ducts c/w balancing dampers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	AUG-05

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Grilles in classroom/hallway wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

D3040.04.01 Fans: Exhaust**

Roof Domex style one per washroom group.

Kiln exhaust.

Home economic.

Dust collector- re circulative type

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

D3040.04.03 Ducts: Exhaust*

Individual type up through roof

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	AUG-05

D3040.04.05 Air Outlets and Inlets: Exhaust*

Wall & ceiling grilles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	AUG-05

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)**

6-Eng-Air 3- model DJE-60-M-O dated 199? to2004
 3-Eng-air 1 gym unit
 2 shop units
 All gas fired.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	AUG-05

Event: **Replace 3 roof top units south end of school.**

Concern:

Failure & end of life cycle.

Recommendation:

Replace with 3 new units , the gym unit to have fresh air capabilities.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$64,200	Medium

Updated: February 17 2006

D3050.03 Humidifiers**

Lennox style steam type 3 or 4 in janitors rooms in 3 location to supply air duct

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	AUG-05

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

System 600 Landis & Gry

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

D4020 Standpipes*

Piped to hose cabinets - no hoses capped

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	AUG-05

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Extinguisher in hallways in old hose cabinets

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

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

Pad mounted transformer located south of gym

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	AUG-05

Event: Transformer is located too close to building.**Concern:**

Code requires 3 meters or a blast wall between building and transformer.

Recommendation:

Relocate transformer

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$34,240	Medium

*Updated: February 17 2006***D5010.03 Main Electrical Switchboards (Main Distribution)****

Square D 1000 amp breaker with no space for additional breakers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	40	AUG-05

Event: Main electrical distribution to be replaced**Concern:**

Original gear has no spare capacity and replacement breakers are not available

Recommendation:

Replace with larger ampacity distribution. Work can be done with relocation of pad mounted transformer.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$49,220	Medium

Updated: February 17 2006

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

Square D panels thru out with some new Cutler Hammer in renovated areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	AUG-05

Event: **Replace original panelboards with new**

Concern:

Original panelboards are at full capacity and breakers are approaching end of life expectancy

Recommendation:

Replace with new Cutler Hammer panel boards to match panels in renovated areas

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$19,260	Medium

Updated: February 17 2006

D5010.07.02 Motor Starters and Accessories**

Individual motor starters fed from electrical splitters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	AUG-05

Event: **Replace individual starters and splitters with motor control centers**

Concern:

Individual starters are likely to fail due to age and parts are not readily available. Building management of individual starters is poor

Recommendation:

Replace starters with new motor control centers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$32,100	Medium

Updated: February 17 2006

D5020.01 Electrical Branch Wiring*

New outlets have been added for data in classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	AUG-05

D5020.02.01 Lighting Accessories (Lighting Controls)*

Low voltage switching in the gym. Outside lighting on photo cell. Line voltage switches in classrooms and key switches in washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	AUG-05

D5020.02.02.02 Interior Florescent Fixtures**

T-8 conversion is on going approx.95% complete

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	AUG-05

Event: Some florescent fixtures still have T-12 lamps**Concern:**

Energy consumption is increased with T-12 lamps in mechanical and storage rooms

Recommendation:

Replace with T-8 lamps (12 Fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$3,210	Low

Updated: February 17 2006

D5020.02.02.05 Other Interior Fixtures*

H.I.D. lighting in gym is older style and lenses are yellowed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	AUG-05

Event: Replace gym fixtures with T-5 florescents**Concern:**

T-5 florescents have better energy ratings than H.I.D. fixtures

Recommendation:

Replace gym fixtures with T-5 florescent fixtures(30 Fixtures) 6 Years pay back

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$25,680	Medium

Updated: February 17 2006

D5020.02.03.03 Exit Signs

Old incandescent style

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	AUG-05

Event: Replace with new technology**Concern:**

Exit lights are inefficient

Recommendation:

Replace with new LED style and connect to new dc power

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$9,630	Medium

Updated: February 17 2006

D5020.02.05 Special Purpose Lighting*

Stage lighting for gym stage has twistlock receptacles only .No light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	AUG-05

D5020.03.01.03 Exterior Metal Halide Fixtures*

Lights appear to be in good condition with good coverage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	AUG-05

D5020.03.03 Emergency Lighting*

Dual Lite battery packs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	AUG-05

Event: Replace with current technology

Concern:

Batteries do not hold charge

Recommendation:

Replace with new self testing battery packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$14,980	High

Updated: February 17 2006

D5030.01 Detection and Fire Alarm**

Cerberus Pyrotronics System 3 with remote annunciator at main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	AUG-05

D5030.02.02 Intrusion Detection**

Door contacts and motion sensors in corridors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	AUG-05

D5030.02.03 Security Access**

DSC Maxsys security key pad located at main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	AUG-05

D5030.03 Clock and Program Systems**

Battery clocks in classrooms no master clock system class change over PA system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	AUG-05

D5030.04.01 Telephone Systems**

Panasonic Digital Super Hybrid KX-T7431 with handsets in each classroom

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	AUG-05

D5030.04.02 Paging Systems*

Paging over telephone to classroom

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	AUG-05

D5030.04.04 Data Systems**

Cat 5 cable used. Data outlets have been added in classrooms Patch panels are Asani Inter Switch. Super Net fiber is installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	AUG-05

D5030.05 Public Address and Music Systems**

Outside speakers and hallway speackers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	AUG-05

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.07 Athletic, Recreational, and Therapeutic Equipment***

Backstops, gymnasium equipment good.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	AUG-05

E2010.02.05 Educational Facility Casework*

Cupboard units to classrooms are old and poor. Laminate is chipped, units are broken.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	AUG-05

Event: Millwork upgrade and replacement.**Concern:**

This School looks very old and worn out. It is hard for teachers and students to function in classroom and drama areas.

Recommendation:

Replace old units and add additional millwork units to teaching areas. (10 m x 10 x \$700 = \$70,000)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$74,900	High

Updated: February 17 2006

E2010.02.07 Kitchen Casework*

Good melamine cupboards and plastic laminate tops in Home Economics and Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	AUG-05

E2010.02.08 Laboratory Casework*

Counters and cupboard units - millwork units, in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	AUG-05

E2010.02.09 Library Casework*

Birch faced, laminate tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	AUG-05

E2010.03.01 Blinds**

Vertical, horizontal venetian and in some rooms none.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	AUG-05

Event: Install sun blinds to teaching areas.

Concern:

It looks as if sun blinds have been put in by teachers. There are some missing, some vertical, some horizontal, etc.

Recommendation:

Put in new matching sun blinds to all teaching areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$16,050	High

Updated: February 17 2006

E2010.03.06 Curtains and Drapes**

Stage drapes - old, dirty, torn and no fire resistance rating.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	35	AUG-05

Event: Replace old stage drapery.

Concern:

Fire risk, hygiene and appearance. Drapes have no fire resistance rating and are old and torn.

Recommendation:

Remove and replace.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$21,400	High

Updated: February 17 2006

E2020 Moveable Furnishings*

Desks, chairs, I.A. equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	AUG-05

F1010.02.04 Portable and Mobile Buildings*

Two classroom separate building, in reasonable condition except for metal skirting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	AUG-05

Event: Skirting to portable building.

Concern:

Prefinished metal skirting coming loose, is bent outward and could cause student injury. Skirting repair required.

Recommendation:

Repair skirting.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$1,605	High

Updated: February 17 2006

F2020.01 Asbestos*

Vinyl asbestos tile throughout School. Not normally an issue, but tiles are coming loose constantly, some are missing, edges are exposed, staff and children in contact - see C3020.07.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	0	AUG-05

S8 FUNCTIONAL ASSESSMENT**K40 Current Code Issues**

Roof assembly fire rating (See, B 1020.04, C 1020.03 + C3030.06).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	0	AUG-05

K4010.01 Barrier Free Route: Parking to Entrance

Parking signed, by main entrance, but confusing as there does not seem to be a handicapped parking stall. Curb cuts and space good. (see G 2020.02.02)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	AUG-05

K4010.02 Barrier Free Entrances

No barrier free assist doors to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	AUG-05

Event: Wheelchair and assist access.**Concern:**

No wheelchair assist doors.

Recommendation:

Provide assist mechanism and electrical wiring and buttons to main School entrance door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$8,560	Unassigned

Updated: February 17 2006

K4010.03 Barrier Free Interior Circulation

Doors do not have correct wheelchair set backs, but not a serious problem.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	AUG-05

K4010.04 Barrier Free Washrooms

Toilet cubicles are of correct size with grab bars. Door widths within school are acceptable, but door to wall setbacks not to Code, but not a major problem. Vanities need modification to meet clearances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	AUG-05

Event: Vanities wheelchair accessibility.

Concern:

Wheelchair access not possible to vanities.

Recommendation:

Cut and adjust vanity top to suit wheelchair access, including trap adjustment.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$3,210	High

Updated: February 17 2006

RECAPP Facility Evaluation Report



Westpark Middle School

S3954
Red Deer

Facility Details

Building Name: Westpark Middle School
Address:
Location: Red Deer

Building Id: S3954
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company:
Evaluation Date:
Evaluator Name:

Total Maintenance Events Next 5 years: \$88,810
5 year Facility Condition Index (FCI): 0%

General Summary:

- Main sidewalks are used regularly by delivery people causing damage and safety concerns. - Shortage of staff parking and only 16 of the 28 stalls have plug-ins. - Drainage is a problem in the parking lot. - Asphalt area at West exit from the Industrial Arts room is cracked and backslopes toward the building

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

North parking area is gravel and appears to be overflow parking, distant from main entrance.

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

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

South parking lot.

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

Event: **Parking lot repairs, regrading + new asphalt.**

Concern:

Damage to asphalt surface has occurred, some water ponding taking place and cracks in surface will expedite breakdown of asphalt. Excessive breakdown of surface and ponding could cause injury.

Recommendation:

Remove asphalt, re-grade, lay asphalt to correct falls and line paint. (1000 m2 x \$35 = \$35,000)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$37,450	High

Updated: February 22 2006

G2020.05 Parking Lot Curbs and Gutters*

To Road access.

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

Event: **Damaged concrete curbs.**

Concern:

Damage will become worse over the years with snow clearing and could cause people to trip due to broken sections of curb.

Recommendation:

Cut and remove broken concrete curbs and replace with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$8,560	Low

Updated: February 22 2006

G2020.06.03 Parking Lot Signs*

Steel post and sign for handicapped parking area, confusing, no handicapped stall.

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

G2020.06.04 Pavement Markings*

White line painted marking. No designated wheelchair stall. (see k4010.1)

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Main walks broomed concrete - diagonal walk stamped concrete. Three sections of concrete walks are cracked (stamped colored concrete could be slippery in winter).

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

Event: Concrete walk and pad repairs.

Concern:

Concrete cracks, if they get any worse, will cause a tripping condition and cracked back sloped pads will drain surface water into building structure causing heave.

Recommendation:

Replace damaged walks and pads.

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

Updated: February 22 2006

G2040.02 Fences and Gates**

Chain link fence and back drop to ball diamond.

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

G2040.03 Athletic and Recreational Surfaces**

Ball diamond sand running area.

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

G2040.05 Site and Street Furnishings*

Steel and wood benches, picnic tables and garbage receptacles. Steel bicycle racks.

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

G2040.06 Exterior Signs*

Building sign on building, dominant, but poor.

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

Event: **Replace main School sign.**

Concern:

Sign is worn out.

Recommendation:

The School exterior name sign is a cheap painted sign on ply and needs to be replaced.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$3,210	Low

Updated: February 22 2006

G2040.08 Flagpoles*

One aluminum flagpole.

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

G2050.04 Lawns and Grasses*

Playing fields grassed, a bit uneven.

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

G2050.05 Trees, Plants and Ground Covers*

Good mature tree and shrub planting to building facing street.

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

G3010.02 Site Domestic Water Distribution*

Older iron water lines possible reason for problem with water color

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

Event: **Flush & test main water service line**

Concern:

Quality & color of water.

Recommendation:

Older iron water lines possible reason for problem with water color. Flush & test main water service line

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$2,140	Medium

Updated: February 22 2006

G3010.03 Site Fire Protection Water Distribution*

Fire hydrants adjacent to site with in 25m

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

G3020.01.01 Sanitary Piping

Not viewed (school operators indicated concerns, but this could be foreign object blockage).

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

G3060.01 Gas Distribution*

From city supplier.

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

G4010.03 Electrical Power Distribution Equipment*

Pad mounted transformer located to close to building.
See D5010.01 Main Electrical Transformers

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

G4010.04 Car Plugs-ins*

Plug-ins are on wood rail on steel posts. Rail is rotted and broken.

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

Event: Car plug-ins.

Concern:

Rail breakage could expose electricing wiring causing shock.

Recommendation:

Remove plugins and rail, replace with new steel rail. Work to be carried out immediately.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$10,700	High

Updated: February 22 2006

G4020.01 Area Lighting*

Building lights and street lighting acceptable.

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