

RECAPP Facility Evaluation Report

Ft Vermilion School Div #52



Zama City School

B3545A
Zama City

Facility Details

Building Name: Zama City School
Address: P. O. Box 1
Location: Zama City

Building Id: B3545A
Gross Area (sq. m): 619.16
Replacement Cost: \$3,006,000
Construction Year: 1987

Evaluation Details

Evaluation Company: Wade Engineering Ltd.
Evaluation Date: September 13 2012
Evaluator Name: Mike Pangman & Randy Kubik

Total Maintenance Events Next 5 years: \$215,828
5 year Facility Condition Index (FCI): 7.18%

General Summary:

Two unique portables were installed in 1980 (90 m²) and 1983 (88 m²) prior to construction of the permanent building.

In 1987, a single storey original 441m² school was constructed.

The total combined GFA is 619 m² with a student capacity of about 85 and a current enrollment of 9 in grades K to 12.

Zama City School is located in the Hamlet of Zama City, AB. The building is of combustible and non-combustible construction, is unsprinklered and faces one street.

Barrier free is compliant except for power door openers at the front entrance.

Note: Information on the Portables was moved to separate files in 2012-13 with Trailer ID's (TID's) of T3335 and T3336.

Structural Summary:

Foundation consists of perimeter strip footing and grade beam with dirt crawl space and concrete poured in pan floor. Load bearing walls are concrete block. Interior non-load bearing walls are steel/wood stud. Roof system is wood truss.

Overall condition is acceptable.

Envelope Summary:

Wall finishes are brick veneer. Windows are primarily aluminum frame with double-glazed sealed units. Storefronts are painted steel in steel frames. Roofing is a sloped roof with concrete tiles. Soffits and fascia are stucco.

Minor stucco repairs are required at localized areas.

Overall condition is acceptable.

Interior Summary:

Wall finishes are painted concrete block, painted drywall or FRP over drywall or ceramic tile. Floors are resilient sheet and tile, ceramic tile and carpet with painted concrete in the mechanical rooms. Ceilings are textured painted drywall.

Interior finishes have been maintained or replaced on an ongoing basis.

Overall condition is good.

Mechanical Summary:

The mechanical systems are original with the building construction date of 1986. Ventilation for the building is provided by a supply air unit with a heating coil to temper the outside air and a return fan located in the mechanical room. Multiple exhaust fans are located in various rooms in the building. Heating for the building is provided by two hot water boilers that serves force flows at the entries and wall fin radiation at the perimeter of the building. The existing humidifier is no longer used as it is difficult to maintain; a gas fired steam unit would be a better installation.

Electrical Summary:

The Building has 400 amps, 120/240 volts, 1phase, 3 wires electrical service. Branch circuit panel boards are located throughout the school. The electrical systems are well maintained and in good condition. The electrical power distribution system meets current school requirements and can be easily expanded to meet future expansion. The lighting systems are adequate and meet accepted standards for lighting levels. Detection and fire alarm system is in good condition. Communication systems are hardwired and do not meet current technology standards for new schools. Overall rating is acceptable.

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***

Grade beam with strip footing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

A2020 Basement Walls (& Crawl Space)*

C.I.P. Concrete 1 m high with dirt crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

B1010.01 Floor Structural Frame (Building Frame)*

OWSJ trusses with metal Q-deck and concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

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

Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

B1010.03 Floor Decks, Slabs, and Toppings*

Cast in place concrete in metal pan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

B1020.01 Roof Structural Frame*

Wood truss.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

B1020.04 Canopies*

Steel framed canopies at two front entrances on steel columns with brick finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

B1020.06 Roof Construction Fireproofing*

GWB taped and painted ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

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

100 mm brick veneer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

B2010.01.09 Expansion Control: Ext. Wall*

Vertical expansion joints in the brick veneer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

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

Window to brick junctions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-13

Event: Replace sealant in building and window joints (171 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,500	Unassigned

Updated: MAR-13**Event: Replace the sealant at the building joints (28 m)****Concern:**

Sealant at the vertical joints of the brick have deteriorated, cracked, and dried out. Joints are open to the weather.

Recommendation:

Clean & reseal the vertical building joints at the brick veneer.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$1,400	Medium

Updated: MAR-13**B2010.02.03 Masonry Units: Ext. Wall Const.***

Concrete block wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

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

Assumed to be poly air barrier, air space and fiberglass insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

B2010.06 Exterior Louvers, Grilles, and Screens*

Mechanical metal louvres and screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

B2010.09 Exterior Soffits*

Stucco finish soffits at roof overhang.
T&G wood soffits at entrance canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

Event: Repair localized areas of damaged stucco at soffits (5 m²)

Concern:

Small areas of the stucco soffits are damaged, cracked and stained.

Recommendation:

Repair localized areas of the stucco fascia, as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$1,800	Low

Updated: MAR-13

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

Double glazed sealed units in anodized aluminum frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-13

Event: Replace aluminum windows (26 m²).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$37,400	Unassigned

Updated: MAR-13

B2030.01.02 Steel-Framed Storefronts: Doors**

Steel frame store front door with narrow glazing lights and a semi-circular clearstorey above a solid transom at 2 entrance locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-13

Event: Replace storefront doors (4 panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$14,400	Unassigned

Updated: MAR-13

B3010.01 Deck Vapour Retarder and Insulation*

Assumed to be standard vapor retarder and unknown level of insulation in attic.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

B3010.02.02 Roofing Tiles**

Concrete roofing tiles with a serviceable life estimated at 35-40 years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-13

Event: Replace Concrete roof tiles (525 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$118,294	Unassigned

Updated: MAR-13

B3010.08.02 Metal Gutters and Downspouts**

Down spouts at rear of building replacement would be considered as a maintenance item (under \$1000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-13

Event: Replace metal downspouts (10 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$1,100	Unassigned

Updated: MAR-13

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

Mechanical equipment exhaust vents, attic vents and plumbing stacks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

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

Two semi circular clearstory windows above the solid transoms at the two front entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

S3 INTERIOR**C1010.01 Interior Fixed Partitions* - Concrete Block**

Painted concrete block throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

C1010.01 Interior Fixed Partitions* - Stud Walls

GWB, textured and FRP finishes on stud framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

C1010.02 Interior Demountable Partitions*

Demountable wood or steel stud walls with painted gypsum or FRP finishes in Admin areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-13

C1010.03 Interior Operable Folding Panel Partitions**

Accordian style vinyl partition between classrooms of the ANC

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-13

Event: Replace Folding Panel Partition (21 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$35,700	Unassigned

Updated: MAR-13

C1010.06 Interior Glazed Partitions and Storefronts*

Full wire mesh glass partitions in admin offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

C1010.07 Interior Partition Firestopping*

No open penetrations observed .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

C1020.01 Interior Swinging Doors (& Hardware)*

Classrooms, closets, and washrooms have wood doors in steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

C1020.02 Interior Entrance Doors*

Creating vestibules at the front entrances are hollow core steel storefronts in pressed steel frames matching exterior doors) with semi-circle overhead transom lights and stainless steel kickplates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

C1020.03 Interior Fire Doors*

Mechanical and storage room doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

C1030.01 Visual Display Boards**

White-boards, tack-boards, chalk-boards throughout.
BoE: \$450 each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-13

Event: Replace Visual Display Boards (30 total)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$13,500	Unassigned

Updated: MAR-13

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

Floor mounted steel toilet partitions in the boy's and girl's washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-13

Event: Replace Fabricated Compartments (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$5,300	Unassigned

Updated: MAR-13

C1030.08 Interior Identifying Devices*

Typical embossed room identification on doors and illuminated exit signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

C1030.10 Lockers**

Double stacked steel half lockers in the corridors.
BoE: \$425 each

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-13

Event: Replace lockers (44)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$18,700	Unassigned

Updated: MAR-13

C1030.12 Storage Shelving*

Adjustable wood shelving.in classrooms, library, storage, admin, and janitorial room.
Also adjustable steel shelving in the Library.
Wood (with resilient finish) boot racks in the vestibules

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Plastic and metal soap and paper dispensers. Electric hand blow dryer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

C3010.06 Tile Wall Finishes**

Full height ceramic tile on washroom walls and back splash area of staff kitchen

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-13

Event: Replace Tile Wall Finishes (119 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$44,200	Unassigned

Updated: MAR-13

C3010.11 Interior Wall Painting*

Painted concrete block and GWB at various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

C3020.01.02 Painted Concrete Floor Finishes*

Mechanical, storage / electrical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

C3020.02 Tile Floor Finishes**

Ceramic/Mosaic tile located in all washrooms and vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	MAR-13

Event: Replace Tile Floor Finishes (41 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$10,300	Unassigned

Updated: MAR-13

C3020.02 Tile Floor Finishes - Staff**

Ceramic tile replaced carpet in 2010 in the Staff Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	50	MAR-13

Event: Replace ceramic tile flooring (24 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2060	\$6,000	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring - Sheet**

Resilient sheet flooring in hallways, part of the Library, and Infirmary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-13

Event: Replace Resilient Flooring (82 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,900	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring - Tile**

VC tile in ANC 102.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-13

Event: Replace resilient tile flooring (57 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$4,400	Unassigned

Updated: MAR-13

C3020.08 Carpet Flooring**

Carpeting in ANC 103, most of the Library, Admin area and Principal's office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2005	15	MAR-13

**Event: COMPLETED - Replace admin carpeting (29 m²)
Staff Room Carpet Replaced with Ceramic Tile****Concern:**

Original carpeting in general office is in poor condition and should be replaced.

Recommendation:

Replace carpeting.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$4,282	High

Updated: MAR-13

Event: Replace Carpet Flooring (123 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$13,500	Unassigned

Updated: MAR-13

C3030.07 Interior Ceiling Painting*

Painted textured gypsum throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

S4 MECHANICAL**D2010.04 Sinks****

Single compartment stainless steel sinks are located the in library, classroom and a double compartment in the staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-08

Event: Replace Sinks - 4

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$7,999	Unassigned

Updated: MAR-08

D2010.08 Drinking Fountains/Coolers**

A stainless steel drinking fountain is located in the main corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	MAR-08

Event: Replace Drinking Fountains / Coolers - All

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$2,704	Unassigned

Updated: MAR-08

D2010.10 Washroom Fixtures (WC, Lav, Urnl)**

The water closets are floor mounted flush valve with open front seat, urinal is floor mounted flush valve and the lavatories are stainless steel with push button operated faucet. The staff washroom is a floor mounted flush tank water closet with a stainless steel lavatory with two handle faucet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	MAR-13

Event: Replace Washroom Fixtures (WC, Lav, Urnl) - 4

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$22,533	Unassigned

Updated: MAR-13

D2020.01.01 Pipes and Tubes: Domestic Water*

Piping is copper and is original with upgrades as required by maintenance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D2020.01.02 Valves: Domestic Water**

Domestic water valves are a combination of gate and ball valve type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-13

Event: Replace Valves: Domestic Water.(1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$6,760	Unassigned

Updated: MAR-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

There is a check valve on the boiler feed water piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-13

Event: Replace Piping Specialties (Backflow Preventors)(1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,690	Unassigned

Updated: MAR-13

D2020.02.02 Plumbing Pumps: Domestic Water**

A domestic hot water recirculating pump is located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-13

Event: Replace Plumbing Pumps: Domestic Water.(1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,816	Unassigned

Updated: MAR-13

D2020.02.06 Domestic Water Heaters**

A 40 gallon GSW 34,000Btuh natural gas fired domestic water heater is in the mechanical room; the water heater was installed in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-13

Event: Replace Domestic Water Heaters.(1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$2,816	Unassigned

Updated: MAR-13

D2020.03 Water Supply Insulation: Domestic*

The domestic water supply piping is insulated; areas are noted to be missing or have exposed ends.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D2030.01 Waste and Vent Piping*

Sanitary waste piping is a combination of cast iron with MJ clamps and copper DWV piping with soldered connections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D2030.03 Waste Piping Equipment*

A sump pit with pump is located in the crawlspace near the access hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D3010.02 Gas Supply Systems*

Natural gas supply piping is steel with threaded and welded fittings. Natural gas enters the building at the exterior wall of the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

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

There are two high mass (cast iron) 528,000Btuh natural gas fired boilers in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	MAR-13

Event: Replace Heating Boilers and Accessories: H.W.(1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$78,862	Unassigned

Updated: MAR-13

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

The chimney is type B with the two boilers and water heater connecting into the single chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	MAR-13

Event: Replace Chimneys (& Comb. Air): H.W. Boiler.(1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$13,519	Unassigned

Updated: MAR-13

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

A pot feeder is located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D3040.01.01 Air Handling Units: Air Distribution**

There is a Haakon supply air handling unit model Airpack size 160, 2359L/s and a Haakon return air fan model Airpack size 80, 2359L/s located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-13

Event: Duct Cleaning Program - Seven year cycle.

Concern:

There is a supply air handling unit and a return air fan located in the mechanical room.

Recommendation:

Duct Cleaning Program - Seven year cycle.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$18,936	Low

Updated: MAR-13

Event: Replace Air Handling Units: Air Distribution

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$146,459	Unassigned

Updated: MAR-13

D3040.01.03 Air Cleaning Devices: Air Distribution*

Disposable filter media is located in the supply air handling unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D3040.01.04 Ducts: Air Distribution*

Ductwork is galvanized sheet metal with the supply air ductwork located in the crawlspace to floor grilles and the return air located in the attic and sidewall grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Linear bar grilles are located in the floor, ceiling and walls for the supply, return and exhaust air. The portable area has residential type grilles located in the floor and the bar grille type in the side wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D3040.03.01 Hot Water Distribution Systems**

Heating piping is black steel and supplies the force flows at the entries, wall fin radiation and the heating coil in the AHU.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-13

Event: Replace Hot Water Distribution Systems.(1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$95,761	Unassigned

Updated: MAR-13

D3040.04.01 Fans: Exhaust**

There are seven exhaust fans in the building that serve the wash rooms, staff room, janitor and infirmary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-08

Event: Replace Fans: Exhaust (7)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$8,450	Unassigned

Updated: APR-08

D3040.04.03 Ducts: Exhaust*

The exhaust fans are connected to a duct main in the attic are terminate at the exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D3040.04.05 Air Outlets and Inlets: Exhaust*

Grille typical of residential style serve the individual exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D3050.02 Air Coils**

A heating coil is located in the supply air handling unit to temper the outside air being brought into the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-13

Event: Replace Air Coil.(1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$7,887	Unassigned

Updated: MAR-13

D3050.03 Humidifiers**

An evaporative humidifier is located in the AHU but is no longer in operation due to the difficulty in maintaining the system. A large build up of scale was noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-13

Event: Replace Humidifiers. (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$18,251	Unassigned

Updated: MAR-13

D3050.05.02 Fan Coil Units**

There are three hot water force flows and they are located at each entry to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-13

Event: Replace Fan Coil Units - (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$15,097	Unassigned

Updated: MAR-13

D3050.05.03 Finned Tube Radiation**

Wall fin radiation is installed at the perimeter of the rooms, the wash rooms, janitor and storage have the wall fin mounted approx. 2100mm off the floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-13

Event: Replace Finned Tube Radiation.(1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$169,780	Unassigned

Updated: MAR-13

D3050.05.06 Unit Heaters**

There are three hot water unit heaters in the building, one in the mechanical room, one in the storage area and the other is dedicated for tempering the combustion air in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-13

Event: Replace Unit Heaters.(1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$10,139	Unassigned

Updated: MAR-13

D3060.02.02 Pneumatic Controls**

The building controls are pneumatic with the air compressor and dryer located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-13

Event: Replace pneumatic control system.(1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$50,697	Unassigned

Updated: MAR-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall mounted ABC dry chemical extinguishers are located throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

S5 ELECTRICAL**D5010.03 Main Electrical Switchboards (Main Distribution)****

Main switchgear is a Federal Pioneer 400 amps, 1 phase, 3 wires, 120/240 volts installed in 1986. Metering transponder Model number Y99570-1 ATCO X07205-00318. The Main switchboards has PTY Suppression series IV TVSS manufactured by TYCOR International.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	40	MAR-08

Event: Replace Main Switchboards (1 System)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$24,110	Unassigned

Updated: APR-08

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

A Federal Pioneer panelboards 225 amps, 1 phase, 3 wires, 120/240 volts are provided throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	MAR-08

Event: Replace Panelboards (Qty. 6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$9,689	Unassigned

Updated: APR-08

D5010.07.02 Motor Starters and Accessories**

Westinghouse loose motor starters are provided for motors and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	MAR-08

Event: Replace Motor Starters (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$5,859	Unassigned

Updated: APR-08

D5020.01 Electrical Branch Wiring*

All branch circuit wiring is original. Recptacles and switches are in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D5020.02.01 Lighting Accessories: Interior (Lighting Controls)*

Most lighting fixtures are controlled by a line voltage switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D5020.02.02.01 Interior Incandescent Fixtures*

Staff washrooms have incandescent fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D5020.02.02.02 Interior Fluorescent Fixtures**

The interior lighting contains a total of 94 fixtures. Typical classroom, office and storage fixtures are 2x4 and 1x4 surface mount. All florescent lighting are energy efficient T8 with electronic ballast.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	MAR-13

Event: Replace Florescent Fixtures (94 Fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$38,304	Unassigned

Updated: MAR-13

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting is a Lumacell battery pack with remote heads provided in the corridors and mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-08

Event: Replace Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,633	Unassigned

Updated: APR-08

D5020.02.03.03 Exit Signs*

5 Exit signs have been retro-fitted with LED.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	MAR-13

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

5 Pole mounted H.P. Sodium in the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

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

Photo cell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D5030.01 Detection and Fire Alarm**

Detection fire alarm is Simplex 2001. Main panel located in the main entrance vestibule, fire alarm devices are provided throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	25	MAR-08

Event: Replace Fire Alarm System (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$11,942	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection**

The intrusion detection system is a ITI Security Pro 7000 Concord Ultraguard, complete with motion sensors throughout the school and alarm keypad located in the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-13

Event: Replace Intrusion Detection (1 System)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,098	Unassigned

Updated: APR-08

D5030.02.04 Video Surveillance**

General Electric Plextor PX-230 video surveillance, recorder monitor located in the general office, cameras located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-13

Event: Replace Video Surveillance System.(1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,605	Unassigned

Updated: MAR-13

D5030.03 Clock and Program Systems*

Simplex 2350 Time System is still in use, but no longer manages that wall clocks. Clocks are all Primex wireless radio control auto correct.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

D5030.04.01 Telephone Systems*

Meridian Northern Telecom

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D5030.04.05 Local Area Network Systems*

Network data cabling is Cat 5e. Server in the data closet and router installed for computer room outlets

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

D5030.05 Public Address and Music Systems**

Petcom 2200 switchable c/w with turner and Tape player in the General office and return call switches and speakers in the classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1987	20	MAR-13

Event: Replace PA system with current technology system .(1)

Concern:

The system does not meet current technology standard for school and its obsolete with a possibility of total failure.

Recommendation:

Replace head-in equipment and provide telephone handsets in classrooms and staff room. Cost estimate based on PA system replacement based on AIT Cost Data Source(rev March 2007).xls) with location factor 1.50.

Consequences of Deferral:

Parts may no longer available.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$7,999	Medium

Updated: MAR-13

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

28 kVa, 1 pahse, 240 volts, 117 amps, 1800 RPM, 60 Hz Engine Generator System Manufacturer SDMO.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	35	MAR-08

Event: Replace Generator (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$12,055	Unassigned

Updated: APR-08

D5090.06 Lightning Protection Systems*

PTY Suppression System series IV.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-08

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

Fridge, stove, toaster, kettle, coffee maker & microwave in staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Minimal sports equipment (no gym)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-08

E2010.02 Fixed Casework**

Standard lower wood or laminate faced cabinets in offices and classrooms. Glass faced wall mounted and built-in display cabinets. Washroom vanities with laminate tops. Kitchen cupboards with laminate tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	MAR-13

Event: Replace Fixed Casework - gfa - 441 m²

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$62,600	Unassigned

Updated: MAR-13

E2010.03.06 Curtains and Drapes**

Drapes are located throughout school on all windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-13

Event: Replace blinds - (28 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$11,266	Unassigned

Updated: MAR-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Marked Barrier Free parking stall with curb cuts and level access at entrances.
No restrictions to access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

K4010.02 Barrier Free Entrances*

Level entrance with manual doors, no power assists. No current requirement for Barrier free entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

Event: Install power assists at main entrance doors (2)

Concern:

Level entrance with manual doors, no power assists.

Recommendation:

Install power assists at main entrance doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$7,887	Low

Updated: MAR-13

K4010.03 Barrier Free Interior Circulation*

No restrictions. No stairs or ramps required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-08

K4010.04 Barrier Free Washrooms*

No restrictions. Appropriate handles safety bars and levers are in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-08

K4030.01 Asbestos*

No asbestos observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

K4030.02 PCBs*

None reported or observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

K4030.04 Mould*

None reported or observed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

K4030.07 Ozone Depleting Substances (CFC's, HCFC's, Halon)*

None reported or observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

K4030.09 Other Hazardous Materials*

Cleaning products and chemicals properly stored on shelves in storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-13

K5010.01 Site Documentation*

Prime Consultant: Wade Engineering Ltd.

Year of Evaluation: 2012

Areas Evaluated: all

Arial view of site (2012)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	MAR-13



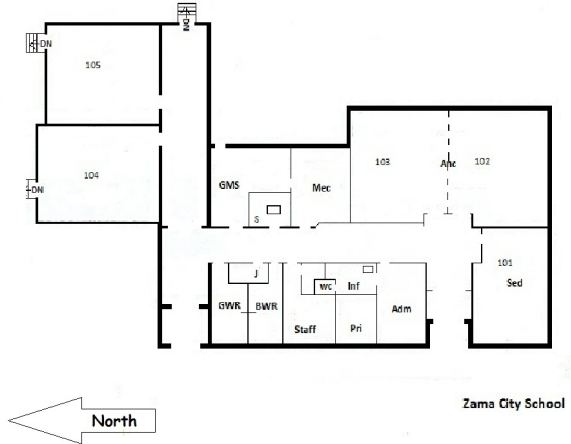
Arial view of Site Plan

K5010.02 Building Documentation*

Prime Consultant: Wade Engineering Ltd.
Year of Evaluation: 2012
Areas Evaluated: all

Floor Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	MAR-13



Recent version of school floor plan