

RECAPP Facility Evaluation Report

Aspen View Regional Div #19



Radway School

B3898A

Radway

Facility Details

Building Name: Radway School
Address: P. O. Box 100
Location: Radway

Building Id: B3898A
Gross Area (sq. m): 1,586.45
Replacement Cost: \$3,803,387
Construction Year: 1959

Evaluation Details

Evaluation Company: A&E Architectural & Engineering Group Inc.
Evaluation Date: June 14 2007
Evaluator Name: Vic Maybroda

Total Maintenance Events Next 5 years: \$982,277
5 year Facility Condition Index (FCI): 25.83%

General Summary:

The Radway School constructed in 1959 replaced the original 1948 school which was destroyed/removed. The one storey school constructed of wood frame on concrete foundation with partial basement area contains a total area of 1586.50 square metres. The school received an upgrade/modernization in 1985. The school contains 3 regular classrooms, 2 special needs areas, a library, a science room, a video conference room, a computer room, a home economics room, a gymnasium, administration and ancillary spaces.

At time of the site visit the school had 68 students enrolled.

Structural Summary:

The school is constructed of wood framed walls, floors and roof structure over cast-in-place concrete foundations. The partial basement area has cast-in-place concrete slab on grade.

The structure appears to be in good condition.

Envelope Summary:

The exterior envelope consists of built-up asphalt roofing, stucco cladding with paint finish wood cladding accent bands, wood famed canopy sections over entry areas, aluminum framed double glazed windows and doors.

The envelope appears to be in acceptable condition.

Interior Summary:

Flooring consists of sheet vinyl and vinyl composite tile in classrooms, corridor and ancillary spaces, ceramic tile in washrooms, carpeting in library and administration spaces, wood strip flooring in gymnasium and painted concrete in basement mechanical and storage room spaces. Wall finish consists of "desco" coating, painted gypsum wall board, ceramic tile in washrooms and painted concrete in mechanical storage rooms in the basement area. Ceilings are finished with "desco" coating in vestibules, painted gypsum board in washrooms and ancillary spaces, suspended acoustical tile and glue applied ceiling tile. Millwork are painted and stained wood with plastic laminated counter tops. Doors are stained wood in painted metal frames.

Interior elements appear to be in acceptable condition.

Mechanical Summary:

Ventilation in the building is provided by two air handling units serving the Classrooms and Gymnasium via low velocity overhead ductwork. Heating in the school is provided by two boilers which serve the radiant panels, coils, force flow heaters in the entrance vestibules and heat exchangers. Domestic hot water system serving the school is provided by a single gas fired domestic water heater in the mechanical room and a hot water recirculation system. Standard plumbing fixtures located throughout the school. Water and gas service from the Town's mains on west side of building. Surface storm drainage system discharging via a storm line. Overall mechanical system is in acceptable condition. It is unknown whether the school has a weeping tile installed and further investigation into the sources of the water leakage is recommended.

Electrical Summary:

The school was initially built in 1959. The main distribution panel board is still original 1959 equipment and needed to be upgraded. Few new panels were added during 1986 building modernization and have sufficient spaces for future additional loads.

The lighting systems are adequate and meet accepted standards for lighting levels. The energy efficiency upgrading has been implemented during last five years. The fire alarm system current code.

The electrical systems are well maintained and in operational 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* - 1959 Section**

Cast-in-place concrete footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

A1030 Slab on Grade* - 1959 Section

Cast-in-place reinforced concrete basement floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

A2020 Basement Walls (& Crawl Space)* - 1959 Section

Cast-in-place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

B1010.01 Floor Structural Frame (Building Frame)*

Wood framed floors over shallow crawl space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	100	JAN-08

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1959 Section

Wood stud framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

B1010.06.04 Rough Carpentry:Exterior Ramp

Wood framed ramp with unpainted plywood ramp at main entry to accommodate approximately 100 mm grade separation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1985	0	JAN-08

Event: Replace with Concrete Ramp 1.5 M long.

Concern:

Ramp surface and framing deteriorating.

Recommendation:

Replace with concrete ramp to meet BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$3,000	Low

Updated: JAN-08

B1010.07 Exterior Stairs* - 1959 Section

Concrete stairs and landings at vestibule areas.
Wood framed landing and steps to access main level storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	40	JAN-08



Event: Replace riser and 2.4 Sq. M of Concrete landing

Concern:

Deteriorated condition presents tripping hazard.

Recommendation:

Replace all damaged concrete steps and landings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$8,500	High

Updated: JAN-08

B1020.01 Roof Structural Frame* - 1959 Section

Wood joists and glue-laminated beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1959	0	JAN-08

B1020.04 Canopies* - 1959 Section

Wood framed construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

B1020.06 Roof Construction Fireproofing* - 1959 Section

Gypsum wallboard and/or glue-on 300 x 300 mm ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

S2 ENVELOPE

B2010.01.08 Cement Plaster (Stucco): Ext. Wall* - 1959 Section

Textured stucco requires isolated maintenance repairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	75	JAN-08



B2010.01.09 Expansion Control: Exterior Wall Skin* - 1959 Section

Vertical control joints applied to stucco exterior finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	JAN-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall** - 1959 Section

Joint sealers applied around exterior opening elements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	JAN-08

Event: Replace joint Sealants

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$15,021	Unassigned

Updated: JAN-08

B2010.01.13 Paints (& Stains): Exterior Wall - 1959 Section**

Painted wood trim around perimeter of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	JAN-08



Event: Refinish Painted Exterior Wall Elements

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$27,500	Unassigned

Updated: JAN-08

B2010.02.05 Wood Framing : Ext. Wall Const.* - 1959 Section

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation* - 1959 Section

Not visible during inspection.
No effervescence visible on exterior surfaces or condensation on interior surfaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

B2010.06 Exterior Louvers, Grilles, and Screens* - 1959 Section

Painted metal grills located on west wall of school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

B2010.09 Exterior Soffits* - 1959 Section

Paint finished wood.
Refinishing cost include with B2010.01.13.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	JAN-08



B2020.01 Exterior Standard Windows - 1959 Section

Original aluminum framed units with sealed fixed and vertical sliding openers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	JAN-08

Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$65,105	Unassigned

Updated: JAN-08

B2030.01 Exterior Entrance Doors - 1959 Section

Aluminum framed doors complete with sealed glazing units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$17,341	Unassigned

Updated: JAN-08

B2030.02 Exterior Utility Doors - 1959 Section**

Painted metal doors and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	JAN-08

Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$9,925	Unassigned

Updated: JAN-08

B3010.01 Deck Vapor Retarder and Insulation* - 1959 Section

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

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

Built-up asphalt gravel surfaces roofing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	JAN-08



Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$201,658	Unassigned

Updated: JAN-08

B3010.08 Flashing and Sheet Metal

Painted metal roof/canopy flashing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	JAN-08

Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$7,500	Unassigned

Updated: JAN-08**B3020.02 Other Roofing Openings (Hatch,Vent, etc)* - 1959 Section**

Exhaust vents, roof drains and video disks and antennas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	JAN-08

S3 INTERIOR**C1010.01.07 Framed Partitions (Stud)* -**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

C1010.05 Interior Windows* -

Single glazed clerestory corridor and wall mounted administration office units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

C1020.01 Interior Swinging Doors (& Hardware)* -

Stained wood doors with round door knobs.in painted metal frames.
Interior vestibule doors consist of painted metal doors complete with glazing units in painted metal frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	JAN-08

Event: Replace Doors and Hardwar

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$52,500	Unassigned

Updated: JAN-08

C1020.03 Interior Fire Doors* -

Painted metal clad doors and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$8,000	Unassigned

Updated: JAN-08

C1030.01 Visual Display Boards -**

Tack boards, white boards and green chalk boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	JAN-08

Event: Replace [C1030.01 Visual Display Boards -]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$29,462	Unassigned

Updated: JUL-07

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

Prefinished metal toilet partitions located in boys and girls washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	30	JAN-08

Event: Replace Toilet Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$6,092	Unassigned

Updated: JAN-08

C1030.06 Handrails* -

Painted metal handrails to basement stairs - 1959 section.

Stained wood handrails to computer room (former gymnasium stage area) - 1985 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

C1030.08 Interior Identifying Devices* -

Room names and numbers applied to interior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

C1030.10 Lockers - 1959**

Painted wood open face lockers/storage units located in corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	30	JAN-08



Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$15,750	Unassigned

Updated: JAN-08

C1030.12 Storage Shelving* -

Painted wood storage units and boot racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

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

Typical washroom accessories consisting of toilet paper holders, waste containers, mirrors and soap dispensers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	JAN-08

C2010 Stair Construction* -

Wood stairs to computer room.
Concrete stairs to basement areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

C2020.05 Resilient Stair Finishes -**

Sheet vinyl finish to computer room and interior stair leading to basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	JAN-08

Event: Replace [C2020.05 Resilient Stair Finishes -]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$12,480	Unassigned

Updated: JUL-07

C3010.02 Wall Paneling**

Dado height wood strip walls located in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-08



C3010.06 Tile Wall Finishes -**

Ceramic wall tiles with isolated damage at boys urinal area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	JAN-08

Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$22,657	Unassigned

Updated: JAN-08

C3010.11 Interior Wall Painting* -

"Desco" coated walls in vestibules, painted gypsum wallboard in corridors, teaching areas, upper gymnasium walls, administration and ancillary spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	10	JAN-08

Event: Repaint/Refinish Walls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$62,750	Unassigned

Updated: JAN-08

C3020.01.02 Paint Concrete Floor Finishes* -

Painted concrete floors located in basement mechanical and storage areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	10	JAN-08

Event: Refinsh

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$2,550	Unassigned

Updated: JAN-08

C3020.02 Tile Floor Finishes -**

Mosaic tile flooring located in boys and girls washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	50	JAN-08

Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$9,544	Unassigned

Updated: JAN-08

C3020.04 Wood Flooring -**

Wood strip flooring located in gymnasium refinished in 1985.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

Event: Refinsih

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$8,933	Unassigned

Updated: JAN-08

C3020.07 Resilient Flooring -**

Combination of sheet vinyl and vinyl composite tile flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	JAN-08

Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$38,978	Unassigned

Updated: JAN-08

C3020.08 Carpet Flooring -**

Carpet flooring located in library and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	JAN-08

Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$6,621	Unassigned

Updated: JAN-08

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

Suspended tile ceilings located in library, computer room, video conference room and administration spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	JAN-08

Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$24,013	Unassigned

Updated: JAN-08

C3030.07 Interior Ceiling Painting* -

Painted gypsum board ceilings are located in corridors, washrooms and ancillary spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	JAN-08

Event: Refinsh Gysum Wallboard Ceilings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$12,500	Unassigned

Updated: JAN-08

C3030.09 Other Ceiling Finishes*

Glue-on 300 x 300 mm ceiling tile located in classrooms, home economics room and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1956	0	JAN-08

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

Double bowl, ledge back, stainless steel sink complete with sink faucet and 8" wallform swing spout with hot/cold water levers. Mop sink is a floor mounted 24"x24"x10" sink, complete with a faucet located in Janitor Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-08

Event: Replace 3 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,000	Unassigned

Updated: JAN-08

D2010.08 Drinking Fountains / Coolers**

Vitreous china, wall mounted water fountain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	JAN-08

Event: Replace 4 Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$5,500	Unassigned

Updated: JAN-08

D2010.10 Washroom Fixtures (WC, Lav, Urn) -**

Water closets serving Washrooms are floor mounted, vitreous china, two piece, flush tank, close coupled toilet with open front seat. Urinals are stall type vitreous china, top inlet, complete with flush tank. Lavatories are vitreous china, single bowl, with overflow protection complete with a faucet with mixing valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-08

Event: Replace 10 WC & LV, 4 UR.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$32,000	Unassigned

Updated: JAN-08

D2020.01.01 Pipes and Tubes: Domestic Water* -

Hot water is circulated through the system serving main school, with a circulating pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	JAN-08

D2020.01.02 Valves: Domestic Water -**

All plumbing fixtures isolated individually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	JAN-08

Event: Replace Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$21,000	Unassigned

Updated: JAN-08

D2020.02.02 Plumbing Pumps: Domestic Water -**

Grundfos UP25-64SF, 1/12 hp, flange connection pump circulating hot water in the system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	20	JAN-08

Event: Replace Pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$1,500	Unassigned

Updated: JAN-08

D2020.02.06 Domestic Water Heaters -**

One Bradford-White domestic water heater with an input capacity of 139,500 MBH or 40,883 KW and 38.0 gal. capacity supplies hot water to the school, it is located in the mechanical room in the basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	20	JAN-08

Event: Replace Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$5,000	Unassigned

Updated: JAN-08

D2020.03 Water Supply Insulation: Domestic* -

All domestic water lines are insulated. Main water line enters from west of side of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	JAN-08

D2030.01 Waste and Vent Piping* -

PVC and ABS piping system throughout the school. Each fixture vented to atmosphere. Traps are provided where necessary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	JAN-08

D2030.03 Waste Piping Equipment* -

Sanitary pump out station is located in basement adjacent to the Mechanical Room. It is serviced by two 1.5 hp, 1140 rpm, Leland Electric pumps model R-67, discharging the sanitary waste into main sanitary line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	JAN-08

Event: Replace

Concern:

Sewer lift station pumps are in questionable condition and need replacement.

If pumps fail, the sewage from lift station will not be pumped out, and cause sewage overflow and backup in basement.

Recommendation:

Replace existing two (2) sanitary pumps serving the sewer lift station with two (2) new pumps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$10,000	Medium

Updated: JAN-08

D2040.01 Rain Water Drainage Piping Systems* -

Roof drains on roof are connected to storm line, discharged south east of school onto surface splash pad.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

D3010.02 Gas Supply Systems* -

Buried natural gas service from Town's main. Gas meter located outside on the West side of the school, south of the Main Entrance near combustion and outside air Intake louvers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	60	JAN-08

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

Two packaged copper tube boilers are installed in Mechanical Room to provide 50% hot water heating capacity each. Boilers are equal to Rheem model: CB1216-2SA 321 kW input, 256 kW output. Units supply hot water to glycol heat exchanger, radiant panels, force flow heaters and combustion air unit heater. Boilers have a working pressure of 1034 kPa complete with pressure relief valves and an expansion tank model.

Two boiler circulation pumps one equal to Armstrong model 1.5D 4380, second equal to Century model L-184JM. Glycol heating loops supply heated glycol to the air system AS-1 and AS-2 heating coil. Glycol system consist of a Armstrong hot water/ glycol tube heat exchanger model W-1010-45-1, OA Smith glycol circulation pump model P123, glycol expansion tank, glycol fill pump, glycol fill tank, fluid filter and chemical pot feeder. 50/50 water glycol solution.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	JAN-08

Event: Replace 2 Boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$94,000	Unassigned

Updated: JAN-08

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

Common Vent galvanized steel vents serving boilers and domestic water heater. Combustion air duct complete with unit heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-08

Event: Replace Chimney

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,500	Unassigned

Updated: JAN-08

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

Chemical pot feeder and water filter serving hot water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	JAN-08

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

Two Air Handling Units provide ventilation to the school through low velocity ductwork and air diffusers. Air Handling Unit AS-1 is an Engineered Air model JM-10-W and serves the Classrooms and Administration areas it has been installed in 1985. Air Handling Unit AS-2 is an Alpha unit model 2-F-15 and serves the gymnasium, the unit has been installed in 1959 and exceeded its life cycle. Both units are located in the Mechanical Room and are complete with motorized O/A, R/A, E/A dampers, heating coils, supply and return air fans, two inch insulation throughout. Pneumatic control pressure controls AS-1 and AS-2. Pneumatic control system does not have remote access.

AS-1: Airflow: 4397 L/s, motor: 3.73 kW.

AS-2: Airflow: 4890 L/s, motor: unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

Event: Replace 1959 AHU

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$120,000	Unassigned

Updated: JAN-08

Event: Replace 1985 AHU

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$125,000	Unassigned

Updated: JAN-08

D3040.01.03 Air Cleaning Devices:Air Distribution* -

Replaceable media filters installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

D3040.01.04 Ducts: Air Distribution* -

Galvanized steel, single duct, low velocity, constant volume system. Ducts run in basement ceiling space or in crawl space underneath the Gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	JAN-08

Event: Cleaning of Ductwork

Concern:

Several ducts showed dust and debris build-up.

Recommendation:

Complete a thorough cleaning of air distribution system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2009	\$9,000	Low

Updated: JAN-08

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

Linear bar grilles and registers complete with steel or aluminum damper serving return air and supply air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	JAN-08

D3040.03.01 Hot Water Distribution Systems -**

Copper piping distribution to perimeter radiation (classrooms and gymnasium), force flow heaters, glycol heat exchangers, and combustion air unit heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	JAN-08

Event: Replace Heating Pipes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$145,000	Unassigned

Updated: JAN-08

D3040.04.01 Fans: Exhaust -**

Range hood fans serving kitchen ranges, exhaust fan in Science Classroom of unknown model or capacity serving fume hood, and exhaust fan serving Janitor room of unknown capacity and model.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-08

Event: Replace 6 Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$14,000	Unassigned

Updated: JAN-08

D3040.04.03 Ducts: Exhaust* -

Low velocity exhaust air ductwork to roof and ceiling mounted fans. All ducts insulated with 25mm thermal insulation. Backdraft dampers are provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	JAN-08

D3040.05 Heat Exchangers**

There are two Armstrong model W-1010-45-1 water/glycol heat exchangers serving the boilers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-08

Event: Replace 2 heat Exchangers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$38,000	Unassigned

Updated: JAN-08

D3050.01 Unitary Air Conditioning Equipment -

2-ton high-wall, duct free split system Carrier model 40QNB024, complete with 38HD condensing unit and infrared wireless remote control, serving the kitchen area. The unit is in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	JAN-08

D3050.05.03 Finned Tube Radiation**

Finned tube radiation of unknown model or make is installed in perimeter of Classrooms. It is serviced by hot water generated by two boilers in the Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	JAN-08

Event: Replace Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$135,000	Unassigned

Updated: JAN-08

D3050.05.06 Unit Heaters**

Combustion air duct complete with and Engineered Air unit heater model H-2, 1/20 hp, 1550 rpm motor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-08

Event: Replace unit Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$1,500	Unassigned

Updated: JAN-08

D3060.02.02 Pneumatic Controls**

Wall mounted HVAC control unit monitors and controls Classroom and Gymnasium. Control system does not have remote access. Pneumatic controls serviced by air compressor complete with air dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	JAN-08

Event: Replace Control System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$149,000	Unassigned

Updated: JAN-08

D4030.01 Fire Extinguisher, Cabinets and Accessories* -

Hand held 2.3kg multi-purpose Flag ABC-50-HW fire extinguishers are provided throughout the school, housed in recessed fire extinguisher cabinets model 102R-1-5. The building is not equipped with a sprinkler system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	30	JAN-08

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

The main distribution is 120/240V, single phase, 450A with surge suppression protection. The equipment was installed with original building and has no room for future addition. It is hard to find parts replacements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	JAN-08

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$30,000	Medium

Updated: JAN-08

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1958**

Panels were installed with original 1958 building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	JAN-08

Event: Replace 6 Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$24,000	Low

Updated: JAN-08

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)-1986**

Panels were installed during 1986 modernization with 25% space for future uses

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	JAN-08

Event: Replace 4 Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,600	Unassigned

Updated: JAN-08

D5010.07.02 Motor Starters and Accessories -**

Each individual start/stop magnetic starters installed during 1986 modernization are used for all the mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	JAN-08

Event: Replace 12 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,600	Unassigned

Updated: JAN-08

D5020.01 Electrical Branch Wiring* -

The wires were replace during 1986 modernization and recent year lighting upgrading.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

D5020.02.01 Lighting Accessories (Lighting Controls)* -

The lights are switched locally

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

D5020.02.02.02 Interior Florescent Fixtures -2000**

Lights were replaced or retrofit by energy efficient T-8 lamps in recent year energy efficient upgrading

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	JAN-08

Event: Replace 250 Florescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$35,000	Unassigned

Updated: JAN-08

D5020.02.02.02 Interior Florescent Fixtures-1986**

T-12 fluorescent light fixture installed in the basement areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	JAN-08

Event: Replace 160 Florescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$22,400	Unassigned

Updated: JAN-08

D5020.02.03.02 Emergency Lighting Battery Packs -**

The fixtures were installed during 1986 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	20	JAN-08

Event: Replace 16 Emergency Lighting Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$4,000	Low

Updated: JAN-08

D5020.02.03.03 Exit Signs* -

All the exit signs have been replaced with LED type fixtures during last 5 to 7 years

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	0	JAN-08

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

The fixture were installed during 1986 building modernization

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

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

All the exterior lights are controlled by photocell

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	0	JAN-08

D5030.01 Detection and Fire Alarm -**

Simplex 2001 fire alarm panel with hard wired system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1991	25	JAN-08

Event: Replacement Detection and Fire Alarm System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$35,000	Unassigned

Updated: JAN-08

D5030.02.02 Intrusion Detection -**

Motion sensors installed in the hallway through entire school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	JAN-08

Event: Replacement Intrusion Detection System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$7,500	Unassigned

Updated: JAN-08

D5030.03 Clock and Program Systems* -

Digital program system was installed and make annunciation through PA system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	JAN-08

D5030.04.01 Telephone Systems* -

Panasonic 4CO telephone machine are used for school telephone system and can perform Call and paging functions through PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	JAN-08

D5030.04.05 Local Area Network Systems* -

The computer outlets are installed in all the offices and classrooms. Video conference system is installed and connect to school district through super net system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	JAN-08

D5030.05 Public Address and Music Systems -**

The Peavey IPA 150T amplifier system is installed to perform paging, call, clock and program system functions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	JAN-08

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$30,000	Unassigned

Updated: JAN-08

D5030.06 Television Systems* -

The TV control center is installed in the administration office and through cable TV system send the TV program to each classroom

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	JAN-08

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

Basketball backboards and hoops, volleyball upstands and nets and floor mats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

E2010.02 Fixed Casework -**

Majority of fixed casework consists of painted wood in marginal condition.
Areas which received 1985 upgrade are in acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	35	JAN-08

**Event: Replace**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$99,629	Unassigned

Updated: JAN-08

E2010.03.01 Blinds -**

Window blinds are integral within window units.
Standard louvered blinds will be required with window replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

Event: Replace

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$20,268	Unassigned

Updated: JAN-08

F2020.01 Asbestos* -

No asbestos seen or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

F2020.04 Mould* -

No mould seen or noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

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

No BFA ramp provided to entry pad.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	0	JAN-08

Event: Construct New BFA Ramp**Concern:**

BF access limited from parking area.

Recommendation:

Construct new ramp to meet BFA requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$8,000	High

Updated: JAN-08

K4010.02 Barrier Free Entrances* -

No power actuated doors provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	0	JAN-08

Event: Power Actuated Doors**Concern:**

No power actuated entry doors provided limiting BF access.

Recommendation:

Provide power actuated equipment for main entry vestibule doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$7,000	High

Updated: JAN-08

K4010.03 Barrier Free Interior Circulation* -

Overall in acceptable condition except stairs to computer room limit access to this area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	JAN-08

Event: Install Chair Lift

Concern:

Limited BFA provided to computer room due to existing stairs.

Recommendation:

Install chair lift.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$7,500	High

Updated: JAN-08

K4010.04 Barrier Free Washrooms* -

Washroom partitions suitable for BFA.

Lavatory sinks require lever handles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-08

RECAPP Facility Evaluation Report



Radway School

S3898

Radway

Facility Details	
Building Name:	Radway School
Address:	
Location:	Radway
Building Id:	S3898
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	A&E Architectural & Engineering Group Inc.
Evaluation Date:	June 14 2007
Evaluator Name:	Vic Maybroda

Total Maintenance Events Next 5 years: \$38,051
5 year Facility Condition Index (FCI): 0%

General Summary:

The school site is located at the junction of two municipal roadways. An asphalt paved parking area is situated on the west side of the school and the bus drop-off area is located on the south side of the school directly on the municipal roadway. The site contains concrete surface walkways on the south and east side of the school. Play areas consist of a small asphalt surface basketball court, sand surfaced creative play area, swing sets, and grassed baseball and soccer fields. The perimeter is defined by chain link fencing and well developed trees. Site grading appears to provide positive drainage away from the school building.

Overall, the site conditions appear to be in acceptable condition.

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	25	JAN-08



Event: Replace Paved Parking Area.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$14,405	Unassigned

Updated: JAN-08

G2020.06.03 Parking Lot Signs* -

Single non-designated parking sign.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	JAN-08

Event: Install Signage

Concern:

No designated signage for staff, visitors or BFA.

Recommendation:

Install signage in conjunction with paving replacement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2011	\$2,250	High

Updated: JAN-08

G2020.06.04 Pavement Markings* -

Not provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1959	0	JAN-08

Event: Paint Parking Area Lines

Concern:

No marking provided to designate individual parking stalls and BFA parking area.

Recommendation:

Provide pavement markings.
Cost included with G2929.02.02.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2011	\$0	Unassigned

Updated: JAN-08

G2030.04 Rigid Pedestrian Pavement (Concrete) -**

Overall in acceptable condition.
Isolated deteriorated areas require repairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	25	JAN-08

Event: Replace Concrete Walkways

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$11,380	Unassigned

Updated: JAN-08

G2030.06 Exterior Steps and Ramps* -

Concrete and wood steps and landings.
Refer to Item B1010.07 of school inspection report (2008 Repair/Replacement Cost - \$8500.00)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	JAN-08

G2040.02 Fences and Gates -

Chain link fencing approximately 2400 mm high located at south and west perimeters of school site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	JAN-08

Event: Replace Chain Link Fencing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$3,836	Unassigned

Updated: JAN-08

G2040.03 Athletic and Recreational Surfaces -**

Asphalt surfaced basketball court, sand surfaced creative play area and grassed baseball and soccer fields.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	25	JAN-08



Event: Replace Recreational Surfaces

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$4,680	Unassigned

Updated: JAN-08

G2040.05 Site and Street Furnishings* -

Swings, planters and isolated seating areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

G2040.06 Exterior Signs* -

Wall mounted school identification sign.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

G2040.08 Flagpoles* -

Single aluminum flag pole.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

G2050.04 Lawns and Grasses* -

Grassed areas located around north and east side of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

G2050.05 Trees, Plants and Ground Covers* -

Well developed trees located along north and east side of school site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

G3010.02 Site Domestic Water Distribution* -

:underground municipal service to school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

G3020.01 Sanitary Sewage Collection* -

Underground to municipal service line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

G3030.01 Storm Water Collection* -

Roof drains to internal down pipes exiting above grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1959	0	FEB-08



Event: Repair

Concern:

Water damage to wall/foundation surfaces.

Recommendation:

Extend down pipes and repair damaged surfaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$1,500	High

Updated: JAN-08

G3060.01 Gas Distribution* -

Underground service line from municipal street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

G4010.02 Electrical Power Distribution Lines* -

Overhead line from municipal street on west side of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

G4010.04 Car Plugs-ins* -

Located on side of west side of school building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08

G4020.01 Area Lighting* -

Pole mounted parking area lighting.
Surface mounted fixtures on school building over entry areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	JAN-08