

RECAPP Facility Evaluation Report

Chinook's Edge School Div #73



Delburne Centralized School

B2992A

Delburne

Facility Details	
Building Name:	Delburne Centralized School
Address:	P. O. Box 280
Location:	Delburne
Building Id:	B2992A
Gross Area (sq. m):	5,594.40
Replacement Cost:	\$9,577,389
Construction Year:	0

Evaluation Details	
Evaluation Company:	John Hull Architect
Evaluation Date:	May 1 2004
Evaluator Name:	Ms. Sherri Turpin
Evaluator Phone:	(403) 309-3690

Total Maintenance Events Next 5 years: \$278,500
5 year Facility Condition Index (FCI): 2.91%

General Summary:

1953 Building was demolished in 2000. The site contains a 1958 Original Building with a 1964 addition and a 2001 addition. They are single storey buildings with a mezzanine in the 2001 gymnasium. The newest addition is in great condition, the older building and additions are satisfactory with some upgrading required. The site has two gravel parking areas, a fenced elementary play area and large playing fields. There is a swale around the east side of the buildings for storm drainage.

Structural Summary:

Foundations are reinforced concrete frost walls on spread footings with slab-on-grade floors. Loadbearing walls are reinforced concrete block. In the 1956-1966 sections, the roof structure is wood joists framing and wood deck. The 2000 structure is open web steel joists and a steel deck . Structure is good.

Envelope Summary:

In the 1956-1966 building, the wall skin is the loadbearing concrete block walls with a coat of paint and zonalite. Windows are aluminum with the exception of wood in the library. The roof is BUR. The 2000 addition has a masonry and EIFS exterior skin. The windows are aluminum and the roofing is SBS. The 1956-1966 building envelope has some deficiencies and upcoming maintenance but the 2000 addition is in good condition.

Interior Summary:

Finishes include suspended acoustic tile, painted walls, VCT, Carpet, Marmoleum, and Hardwood in gymnasiums. Doors are mostly wood with some hollow metal in fire rated partitions. The 1956-1966 building is generally satisfactory with some upgrading required (carpet, wood floors, stair treads) The 2000 addition is in good condition.

Mechanical Summary:

The facility has seen significant mechanical system upgrades via the 1986 modernization and 2002 major addition projects. Some select items need attention, but in general, the systems are in very good condition. Ventilation issues are sound, with the exception of the new 2002 air handling unit, and the proximity of the air intake louvre relative to the parking lot.

Electrical Summary:

In general terms, the electrical system is in very good condition, and was most recently updated as part of the 2002 Addition and Modernization project. Lighting has been improved with new lamps and ballasts in most areas, with the exception of the original gymnasium, which needs attention. Lighting levels in corridors are adequate, but on the low side. Fire alarm and security systems up to current technology.

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**A1010.01 Wall Foundations (Continuous Footing)**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

A1030.01 Standard Slabs on Grade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

B1010.01.04.02 Steel Joists

(2000) mezzanine

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

B1010.02.05 Concrete Masonry Units:Structural Wall

(2000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

B1010.03 Floor Decks, Slabs, and Toppings*

(2000) 126mm concrete slab on metal deck for mezzanine

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

B1010.10 Floor Construction Firestopping*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

B1020.01.02.09 Glue-Lam. Construction: Roof Beams

(1957) gymnasium and large classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

B1020.01.04.02 Steel Joists

(2000) Roof

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

B1020.01.04.06 Wood Framing:Roof Joists

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

B1020.02.03.02 Concrete Masonry Units: Struct. Wal

Typical

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

B1020.04 Canopies*

(2000) entrance canopy - steel frame, large trough

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

B1020.06 Roof Construction Fireproofing*

(1986) gypsum board to underside of roof joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	October 2004

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

(1956 to 1966)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	75	October 2004

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

(2000) Combination of smooth and split-faced block on high school addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	75	October 2004

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

(2000) Acrylic stucco to high school wing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	75	October 2004

B2010.01.06.03 Metal Siding*

(1986) fascia on buildings from 1956-1966

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	40	October 2004

B2010.01.06.03 Metal Siding*

(2000) around entrance area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	40	October 2004

B2010.01.08 Portland Cement Plaster: Ext. Wall*

(1956-1966) Finish is typical. Some chipped stucco - south gym wall. No expansion joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	75	October 2004

B2010.01.09 Expansion Control: Exterior Wall Skin*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

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

(1956 - 1966) paint to concrete block wall construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	15	October 2004

B2010.02.03.02 Concrete Masonry: Ext. Wall Const.

(1956 - 1966)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall*

(2000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

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

(1956 - 1966) Assumed: zonalite inside concrete block. Interior paint finish is the vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

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

(2000) 65 rigid insulation, peel & stick vapour barrier

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

B2010.06 Exterior Louvers, Grilles, and Screens*

(1987) Pre-finished metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

B2010.09.03 Siding Panels:Soffits

(1986) pre-finished metal to match fascia.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

B2020.01.01.02 Aluminum Windows*

(1956-58) Double pane, not sealed units, frost up in winter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	35	October 2004

Event: Replace original windows in 1956 and 1958 wings

Concern:

Original double pane non-sealed windows ice up in the winter.

Recommendation:

Replace all original windows. (approximately 61)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2005	\$32,000	Low

Updated: October 4 2004

B2020.01.01.02 Aluminum Windows*

(1986) Most were replaced from wood in the 1964-66 additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	35	October 2004

B2020.01.01.02 Aluminum Windows*

(2000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	35	October 2004

B2020.01.01.05 Wood Windows*

(1964) clerestory windows in library

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	35	October 2004

B2030.01.02 Steel-Framed Storefronts*

(2000) top half glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

B2030.01.06 Automatic Entrance Doors*

(2000) H/C operator at high school entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	15	October 2004

B2030.01.10 Wood Entrance Door*

(1956-1966) solid core paint grade with top half glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	20	October 2004

Event: Replace exterior doors and hardware

Concern:

Doors are damaged and weathered.

Recommendation:

Replace 10 exterior doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$15,000	Low

Updated: October 4 2004

B2030.02.01 Metal Doors and Frames

(2000) Industrial Arts door was replaced. Insulated swinging.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

B3010.01 Deck Vapor Retarder and Insulation*

(1956-1966) fibreboard - low R value. mop on vapour barrier

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	22	October 2004

B3010.01.03.02 Roof Board Insulation

(2000) rigid insulation, peel & stick vapour barrier (verify)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

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

(1987) 1964-1966 buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	25	October 2004

Event: Replace BUR with SBS

Concern:

Roofing will soon reach the end of its life expectancy. Current conditions indicate that repairs will be required.

Recommendation:

Replace BUR with SBS

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$160,000	Low

Updated: October 4 2004

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

1956 requires replacement, 1958 replacement in area of roof top units above mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2	0	25	October 2004

Event: Replace roof

Concern:

Blisters on 1956 building. Standing water on 1958 addition above mechanical room. Leak into mechanical room

Recommendation:

Replace 900 m2 of roof with SBS roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$42,000	High

Updated: October 4 2004

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

(2000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

B3010.08.02 Metal Gutters and Downspouts*

(1956-1966)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

B3010.09 Roof Specialties and Accessories*

Steel access ladders, internal roof drain strainers (some were missing at time of review), gum cups.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	October 2004

B3020.01 Skylights*

(1964) Library - Acrylic double skin.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

B3020.02 Other Roofing Openings*

(1958) roof hatch

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

S3 INTERIOR

C1010.01.03 Unit Masonry Assemblies

Typical

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

C1010.01.07 Framed Partitions (Steel Stud)

(2000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

C1010.03 Interior Operable Folding Panel Partitions*

(1958) 1200mm acoustic panels on large rail. Awkward for theatrical events.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	30	October 2004

Event: Replace folding acoustic partition with Stage Drapery

Concern:

Large folding partition no longer required with relocation of music room.

Recommendation:

Replace with stage drapery for drama productions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$10,000	Low

Updated: October 4 2004



C1010.04 Interior Balustrades and Screens, Interior Railings*

(2000) Steel post, rail and panel from mezzanine to gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

C1010.05.06 Wood Windows

(1958) one from old administration area to the corridor.

(2000) between new administration and corridor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

C1010.07 Interior Partition Firestopping*

(1987) Gypsum board to underside of roof structure in 1956-1966 building. Fire rated partitions extend to underside of structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

C1020.01.07 Wood Doors

(1956-1966) Solid core wood doors with steel frames. Round knob hardware. Schlage locks. Vestibule doors need replacing. Hardware upgrades required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	0	October 2004

Event: **Replace vestibule doors (6) with new solid core wood. Hardware upgrades.**

Concern:

Vestibule doors are in poor condition. Round knob hardware in all doors

Recommendation:

Replace vestibule doors (6) with new solid core wood. Hardware upgrades to lever style on existing doors to remain (approximately 70).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$23,000	Low

Updated: October 4 2004

C1020.01.07 Wood Doors

(2000) clear stained birch solid core wood doors, steel frames and lever hardware. Schlage locks tied into existing keying system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

C1020.03 Interior Fire Doors*

Classrooms: Hollow metal frames and solid core wood doors with small wired glass window. Round knob hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	October 2004

C1030.01 Visual Display Boards*

White boards, tackboards and blackboards in classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	10	October 2004

C1030.02 Fabricated Compartments(Toilets>Showers)*

(1986 and 2000) pre-finished metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

C1030.08 Interior Identifying Devices*

(2000) acrylic sub-surface silk screened with clear gloss surface finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

C1030.10 Lockers*

Metal

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

C1030.12 Storage Shelving*

Clear stained birch-faced plywood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

C1030.14 Toilet, Bath, and Laundry Accessories*

Good quality.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

C2010.03 Metal Stair Construction

(2000) Steel pan with concrete to mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

C2010.04 Wood Stair Construction

(1958) To stage area and to mezzanine in industrial arts shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

C2020.05 Resilient Stair Finishes*

(1958) To stage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	20	October 2004

Event: Replace with new rubber treads and risers

Concern:

Stair treads and risers are worn out with some sections missing

Recommendation:

Replace with new rubber treads and risers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$1,000	Low

Updated: October 4 2004



C2020.08 Stair Railings and Balustrades*

(2000) painted steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	October 2004

C3010.06 Tile Wall Finishes*

Washrooms and changerooms. Staining a

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	October 2004

C3010.09 Acoustical Wall Treatment*

(2000) Acoustic concrete block in gymnasium walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

C3010.11 Interior Wall Painting*

Typical wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	5	October 2004

C3020.01 Concrete Floor Finishes*

(1958 & 1966) Mechanical room, industrial arts room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

C3020.02 Tile Floor Finishes*

(1956-66) Cermic tile in vestibules, washrooms, shower rooms. 1958 wing washrooms received new tile in 1987.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

C3020.04.01 Wood Strip Flooring

1986 Stage floor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2	0	0	October 2004

Event: Refinish existing hardwood floor 92.3 m2

Concern:

Stage floor is worn. Finish is gone.

Recommendation:

Refinish existing hardwood floor 92.3 m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2005	\$4,000	Low

Updated: October 4 2004



C3020.04.06 Cushioned Wood Flooring Assemblies

(2000) gymnasium - gaps in-between boards are warranty deficiency and are being monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

C3020.04.06 Cushioned Wood Flooring Assemblies

(1958) gymnasium - soft spot near south exits doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	0	October 2004

Event: Replace gymnasium floor

Concern:

Soft areas on gymnasium floor.

Recommendation:

Replace gymnasium floor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$80,000	Low

Updated: October 4 2004

C3020.07.01 Resilient Tile Flooring

(1987) VCT in 1956-68 wings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

C3020.07.02 Resilient Sheet Flooring

(2000) marmoleum in high school corridor and home economics room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

C3020.08.02 Sheet Carpet

(1987) Library, staff lounge and work area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	0	October 2004

Event: Replace carpet 260 m2

Concern:

Carpet in staff room and old admin area is worn out and dirty.

Recommendation:

Replace carpet 260 m2.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2004	\$16,000	Medium

Updated: October 4 2004

C3020.08.02 Sheet Carpet

(2000) Administration area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

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

(1986) Typical 610 x 1220 "Armstrong Cortega" style square lay-in tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	15	October 2004

C3030.07 Interior Ceiling Painting*

Storage, washrooms, and Janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	10	October 2004

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

(1986) American Standard vitreous china, floor mounted flush tank units. (2001) American Standard vitreous china floor mounted flush valve units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D2010.02 Urinals*

(1986) Floor mounted vitreous china tank type. (2001) Wall mounted vitreous china flush valve units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D2010.03 Lavatories*

(1986) American Standard, countertop mounted, vitreous china with polished chrome brass. (2001) American Standard, countertop mounted, chrome plated brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D2010.04 Sinks*

(1986) Upgraded stainless sinks in lower elementary classrooms only. Upgraded units in science labs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D2010.05 Showers*

(2001) Added in new locker rooms, with single lever mixing valves and chrome plated accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D2010.08 Drinking Fountains / Coolers*

(2001) New stainless steel, refrigerated units added in new areas. Older wings have existing units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D2020.01.01 Pipes and Tubes: Domestic Water*

(1986) Upgraded piping to most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	40	October 2004

D2020.01.01 Pipes and Tubes: Domestic Water*

(2001) New service lines to new equipment in addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

D2020.01.03 Piping Specialties (Backflow Preventors)*

(2001) Upgraded service with backflow prevention installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D2020.02.06 Domestic Water Heaters*

(1986) Gas fired hot water tanks and circulation pumps added. Ample capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

D2020.03 Water Supply Insulation*: Domestic

Where visible, insulation is to industry standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D2030.01 Waste and Vent Piping*

(2001) New systems in addition are plastic, to Code (rating of 5). Tie to existing 1986 system, conditions unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	October 2004

D2040.01 Rain Water Drainage Piping Systems*

(2001) New storm drainage systems included.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

D2040.02 Rain Water Drainage Specialties*

(2001) Electrical heat tracing added as part of new work.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D2040.02.04 Roof Drains*

(2001) Ancon standard equipment. (1986) Unknown brand units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

D3010.02 Gas Supply Systems*

Nominal 5 lb pressure gas lines, with PRVs where required. All black iron (painted) piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	October 2004

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

(1986) Gas fired hot water (glycol) boilers located in Room 142 of 1964 era section. Two (2) Allied AAE 2520-N-M-E units, set up in stages (two each).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	30	October 2004

Event: Replace Boilers

Concern:

Boilers will reach effective life end in next five to ten years.

Recommendation:

Replace units and upgrade pumps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2008	\$50,000	Low

Updated: October 1 2004

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

(1986) Combustion air and venting to Code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

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

Low water cutoff. Glycol treatment throughout, with unknown ratio. Pot feeder is sound.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D3040 HVAC Distribution (Distribution Systems)

(1986) Hot water radiation, both to wall units and cabinets, as well as ceiling panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D3040.01.01 Air Handling Units: Air Distribution*

(1986) Upgraded with new Eng-Air LMD-16 air handler, delivering nominal 18,000cfm (rating of 4). (2001) New Eng-Air DJ-60 unit in new addition (rating of 5).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D3040.01.01 Air Handling Units: Air Distribution*

(2001) New air handler (Eng-Air DJ-60) unit installed in new addition mezzanine. Good volumes of air, but poorly located air intake. Major user complaints about diesel fumes spreading in new wing, due to proximity with bus drop off area for students. Reconfiguration of ducts required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2	0	30	October 2004

Event: Reconfigure air intake ductwork.

Concern:

Proximity of new intake air louvre to bus drop off area, draws in significant diesel fumes and distributes them into classes.

Recommendation:

Reconfigure ducts to improve fresh air quality.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2004	\$5,000	High

Updated: October 1 2004

D3040.01.02 Fans: Air Distribution*

All noted exhaust fans functioning.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D3040.01.03 Air Cleaning Devices:Air Distribution*

All air handlers have removable media filters. Regular maintenance required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D3040.01.04 Ducts: Air Distribution*

All visible ducts to SMACNA standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	October 2004

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Both enameled steel and extruded aluminum units noted, of various sizes and types.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D3040.03.01 Hot Water Distribution Systems*

(1986) WEG circulation pumps. (2001) New units added to feed addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D3040.04 Special Exhaust Systems

(2002) Upgraded as part of modernization project.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D3040.04 Special Exhaust Systems

Chemical lab classroom exhaust systems functional. Encapsulated asbestos in kiln ducting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D3040.04.01 Fans*: Exhaust

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D3040.04.05 Air Outlets and Inlets*: Exhaust

All noted units to general industry standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D3050.01.01 Computer Room Air Conditioning Units*

(1986) Rooftop units provide A/C to computer rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D3050.05.03 Finned Tube Radiation*

(1986) Upgraded perimeter radiation fin tubes. (2001) Expanded areas have fin tubes in gymnasium. Replacement of fin cabinets at east side entrances is warranted in near future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	35	October 2004

Event: Replace radiation fin cabinets at east side entrances.

Concern:

Fin cabinets in poor condition, need replacement.

Recommendation:

Replace with new units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$2,500	Medium

Updated: October 1 2004

D3050.05.06 Unit Heaters*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	30	October 2004

Event: Replace hydronic unit heaters.

Concern:

Aging equipment in need of life cycle replacement.

Recommendation:

Replace aging hydronic unit heaters in CTS area with new units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$5,000	Low

Updated: October 1 2004

D3050.05.08 Radiant Heating (Ceiling & Floor)*

(2001) New radiant panels added in new areas (rating of 5). (1986) radiant panels in modernized spaces (rating of 4).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	35	October 2004

D3060.02.01 Electric and Electronic Controls*

(1958) - Electric / original, concerns about ongoing maintenance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	30	October 2004

Event: Replace electric controls in elementary wing.

Concern:

Older system, with ongoing maintenance concerns.

Recommendation:

Replace with new system, either pneumatic or a full BMCS.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2004	\$15,000	Low

Updated: October 1 2004

D3060.02.02 Pneumatic Controls*

(1986) Honeywell pneumatic controls and compressor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	40	October 2004

D3060.02.03 Pneumatic and Electric Controls*

(2001) New addition ties into existing pneumatic system, with some electric room devices and P.E. switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	40	October 2004

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Hand extinguishers, and fire blankets in CTS area. Portable extinguishers in recessed cabinets located throughout the remaining facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

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

Padmounted units, located on the north side of the facility. Underground primary and secondary feeds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

D5010.03 Main Electrical Switchboards (Main Distribution)*

(1987) 800A-208V 3 Phase (Federal Pioneer) main switch, CTs and CDP. Upgraded in modernization project. Underground feed from transformer.

(1987) Upgraded service, with power surge equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	November 2004

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

(1987) Federal pioneer sub-panels, fed from main CDP. Limited spare circuit capacity noted in some panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D5010.07 Motor Control Centers (Motor Control)*

(1987) Allen-Bradley motor control centre in main electrical/mechanical room of 1958 Wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

D5010.07.02 Motor Starters and Accessories*

Primarily noted as Allen-Bradley and Telemecanique brands. All appear to be functional.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D5020.01 Electrical Branch Wiring*

General wiring devices and methods. Additional plugs may be beneficial in some select Classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

D5020.02.01 Lighting Accessories (Lighting Controls)*

Standard toggle switches in most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D5020.02.02 Interior Florescent Fixtures*

(1987) (2001) Upgraded florescent lights in two main phases complete. All have been relamped with T8s and electronic ballasts. Majority of hall fixtures are single lamp units with integral reflectors behind acrylic lens. Lighting levels are low but acceptable to Division personnel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D5020.02.02.04 Interior H.P. Sodium Fixture*

Old gymnasium suspended sodium HID fixtures need to be replaced. Recommend replacement with high output fluorescent fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	0	October 2004

Event: Replacement of Fixtures.

Concern:

Poor lighting levels and colour ranges for gymnasium.

Recommendation:

Replace all LPS fixtures with new fluorescents with high output lamps and wire guards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2004	\$20,000	Low

Updated: October 1 2004

D5020.02.02.05 Other Interior Fixtures*

Miscellaneous fixtures and table lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D5020.02.03 Emergency Lighting*

(2001) Upgraded to current Code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D5020.02.03 Exit Lighting*

(2001) Exit lighting is to Code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D5020.02.05 Special Purpose Lighting*

Multi-purpose floodlighting noted in Old Gym (stage area) for drama productions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D5020.03.01.03 Exterior Metal Halide Fixtures*

All fixtures functional, with photocell controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D5030.01 Fire Alarm Systems*

(2001) Upgraded fire alarm equipment throughout all wings of the School. New system is a Notifier AFP-200 addressable system panel (located in 1958 wing mechanical room #137) with remote annunciator located on east side central door. All bell - strobe devices wall mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

D5030.02 Security System

Digital security system by Protech Alarms. Keypad located at east side central door (main staff entrance), with remote key control units in 2001 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	October 2004

D5030.02.02 Intrusion Detection*

Wall or ceiling mounted motion detectors in all key rooms and corridors. Door contacts in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	October 2004

D5030.03 Clock and Program Systems*

Telecor Inc. Administration Communication System panel located in room 119, with remote phone set control in Library staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	20	October 2004

Event: Replace master clock system.

Concern:

Existing system is older, with finding replacement parts becoming an issue.

Recommendation:

Replace with new, or remove and use more modern equipment.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2004	\$5,000	Low

Updated: October 1 2004

D5030.04 Telephone Systems

Meridian telephone system. Main panel and switchgear noted in room 137 of 1958 wing. Cat5 data cables run in both free air and conduits throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

D5030.04.04 Data Systems*

Network cabling using Cat5 cables, run in both conduits and free air in ceiling spaces. Primarily using current technology, with noted areas appearing to be secure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

D5030.05 Public Address and Music Systems*

Telecor Inc. main source panel and amplifier. P/A systems make use of phones, with several remote speakers noted in corridor areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D5030.06 Television Systems*

Coaxial cable runs in conduits and free air in ceiling spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.07 Laboratory Equipment***

Miscellaneous equipment in science laboratory

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

E1030.01 Vehicle Service Equipment*

(1964) Industrial Arts classroom - miscellaneous shop equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

E1090 Other Equipment

Dust collection system in the Industrial Arts classroom

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

E1090.04 Residential Equipment*

(1986) Refrigerators, stoves and microwaves in home economics.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	10	October 2004

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(1958 and 2000) Basketball backstops, volleyball nets, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

E2010.02.05 Educational Facility Casework*

All classrooms: plastic laminate on plywood and birch-faced plywood shelves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

E2010.02.07 Kitchen Casework*

(1964-66) Home Economics classroom: plastic laminate on plywood and birch-faced plywood casework.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

E2010.02.08 Laboratory Casework*

Acid resistant plastic laminate tops with birch-faced ply casework.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

E2010.02.09 Library Casework*

Birch-faced plywood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

E2010.02.99 Other Casework*

Washroom vanities are plastic laminate on plywood. In the elementary wing, the vanities should be lowered for proper functioning.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

E2010.03.01 Blinds*

(1987) 1956-1958 wing:Vertical blinds

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	10	October 2004

E2010.03.03 Shades

(1964-66) Room darkening blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

E2020 Moveable Furnishings*

Student desks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

F2020.01 Asbestos*

Asbestos is encapsulated in the fume hood of the science room. Asbestos tile in the mezzanine of the Industrial Arts classroom

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

S8 FUNCTIONAL ASSESSMENT**K3020 Indoor Environment**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

K40 Current Code Issues

Combustible and non-combustible, non-sprinklered. Gypsum board is applied to the underside of the wood roof structure for fire rating in 1986. Building is generally compliant except that the guard rail in the Industrial Arts Classroom does not meet code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

K4010.01 Barrier Free Route: Parking to Entrance

Facility is barrier free from both parking areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

K4010.02 Barrier Free Entrances

Automatic operator at 2000 entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

K4010.03 Barrier Free Interior Circulation

1958 Stage is not accessible. 2000 Mezzanine is not accessible. These areas are not required to be accessible. All other areas are accessible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

K4010.04 Barrier Free Washrooms

2000 barrier free washrooms.

1986 renovation a barrier-free washroom with a shower was created in the 1958 area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

Facility Details	
Building Name:	Delburne Centralized School
Address:	
Location:	Delburne
Building Id:	S2992
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	John Hull Architect
Evaluation Date:	May 1 2004
Evaluator Name:	Ms. Sherri Turpin
Evaluator Phone:	(403) 309-3690

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

General Summary:

The site has two gravel parking areas, a fenced elementary play area and large playing fields. There is a swale around the east side of the buildings for storm drainage.

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**G2010.02.01 Aggregate Roadway (Gravel)***

One on the north side of the site and one lot on the southwest corner of the site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G2020.06.03 Parking Lot Signs*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G2030.04 Rigid Pedestrian Pavement (Concrete)*

Sidewalk around the entire perimeter of the building. 1220 wide

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G2040.02 Fences and Gates*

Chain link fence along the west and south property line and in-between parking areas and the elementary playground,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G2040.05.03 Trash and Litter Receptacles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G2040.05.04 Bicycle Racks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G2040.06 Exterior Signs*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G2040.08 Flagpoles*

three

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G2050.04 Lawns and Grasses*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G2050.05 Trees, Plants and Ground Covers*

Variety of mature trees & Shrubs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G3010.02 Site Domestic Water Distribution*

Reduced from 150mm to 40mm Municipal supply at the north end of the west property line. Pressure and volume appear to be adequate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G3010.03 Site Fire Protection Water Distribution*

150mm Hydrant coverage provided. No siamese connection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G3020.01.01 Sanitary Piping

Municipal service - northwest corner to manhole.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G3030.01 Storm Water Collection*

Drainage swale around the east side of the building graded to drain toward the south and connect to the ditch along the highway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G3060.01.01 Natural Gas Distribution

Service is from the middle of the west property line, direct to the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G4010.01.02 Transformers

Padmounted transformer outside central 1956 mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G4010.02 Electrical Power Distribution Lines*

Overhead from the west.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

G4030.02.01 Communications

Telephone service

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004