

RECAPP Facility Evaluation Report

Black Gold Regional Div #18



John Maland High School

B2994A

Devon

Facility Details

Building Name: John Maland High School
Address: 105 Athabasca Avenue
Location: Devon

Building Id: B2994A
Gross Area (sq. m): 0.00
Replacement Cost: \$9,689,586
Construction Year: 0

Evaluation Details

Evaluation Company: Wade Engineering Ltd.
Evaluation Date: December 11 2006
Evaluator Name: Ron Shannon

Total Maintenance Events Next 5 years: **\$255,000**
5 year Facility Condition Index (FCI): **2.63%**

General Summary:

Located in the town of Devon, AB. Grades 10 -12, gross area 5127m2, current enrollment 354 students. Single story block construction originally built in 1964 with additions in 1973, 1975 (portables), 1992 and 1996. School faces front street with a lane on the west side of the school and a fire lane along the east elevation. Visitor parking at front entry and limited staff lot to the east, there is no provision for student parking.

Modernized in 1992 with further upgrades in 1996, Interior has been largely upgraded with some localized replacements required of flooring and painting. Roof and skylight repairs required to correct problem areas. Portable requires structural review and modifications with interior upgrades.

Structural Summary:

Concrete slab on grade throughout with concrete block construction. 1973 also has steel column with block construction. 2nd floor mechanical mezzanine has steel floor pan with concrete deck.

Overall condition is acceptable.

Envelope Summary:

Exterior finishes consist of stucco, 100mm face brick, split face block and exposed concrete block. Anodized aluminum windows and 12 skylights on roof tops. Roofing is a mixture of SBS and inverted 4 ply A&G membrane with some repairs indicated to roofing and skylights. Exterior caulking to be replaced.

Overall condition is acceptable.

Interior Summary:

Many interior finishes have been upgraded since 2000 and are mostly current. Some asbestos present in IA shop ceiling tiles which needs to be abated. Additional contained asbestos to deal with when needed. Barrier free washroom provided with power assist at entry. Some carpet, floor painting and gym floor due for replacement / refinishing. Gym bleachers require replacement.

Overall condition is acceptable.

Mechanical Summary:

The school is heated with two gas fired hot water boilers, wall finned tube radiation and ceiling radiation panels. Four constant volume air handling units and one gas fired roof top make up air unit provide ventilation for the classroom, gym and industrial art area. Two domestic hot water heaters provide domestic hot water for the entire school. The building control system consists of pneumatic control system and DDC control system. The pneumatic thermostats control the wall finned tube radiation/ radiation panels and the DDC system controls the air handling units and boilers.

The portable building is heated and ventilated by one gas fired roof top unit with DX cooling.

Overall, the mechanical system is in acceptable condition.

Electrical Summary:

Incoming service is 1200 amp, 120/208V, 3 phase in good condition. Branch circuit panelboards are located throughout the facility with some spare capacity. The interior lighting has been retrofit with T8 technology. All exit lights are LED. Fire alarm system is a Edwards ESA 2000 system with some strobe notification in critical areas. Meridian Telephone system and Rauland Telecenter PA system have recently been overhauled with new upgrades and programming. Overall, the building is in good condition.

Portable:

Music room portable's power is fed from the 1997 upgraded sub main distribution panel. Telephone, security and data cabling is all tied into school systems. Portable has its own dedicated Edwards Est single zone fire alarm system. Lighting is all T8 fluorescent 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 Standard Foundations***

All years - appears to be grade beam and piles.

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

A1030 Slab on Grade*

All building additions.

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

B1010.01 Floor Structural Frame*(Building Frame)

Concrete block, non-combustible construction all years.
1973 - steel column and concrete block.

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

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

Concrete block.

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

B1010.05 Mezzanine Construction*

1996 - second floor mechanical room - structural steel with concrete filled metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	80	MAR-07

B1010.07 Exterior Stairs**

2 riser step to library.
3 riser step on east side of 1992 wing to fire lane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-07

B1010.09 Floor Construction Fireproofing*

Non-combustible construction.

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

B1010.10 Floor Construction Firestopping*

Fire stopping in place where viewed.

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

B1020.01 Roof Structural Frame*

1973 - glu-lam wood beam and exposed cedar deck in gymnasium.
OWSJ and metal Q deck throughout.

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

B1020.06 Roof Construction Fireproofing*

Firestops in place where viewed.

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

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

100 mm face brick in various locations on lower walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	MAR-07

B2010.01.02.02 Concrete Block: Ext. Wall Skin* - John Maland High School B2994A

Split face block and concrete block on 1992 wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	MAR-07

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

All sections - rock dash and drag finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	MAR-07

B2010.01.09 Expansion Control: Exterior Wall Skin*

Metal expansion joints in stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	MAR-07

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

Exterior sealants on windows and penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-07

Event: Sealant replacement (355m)**Concern:**

Sealants dry, cracked and failing.

Recommendation:

Cut out and replace with new material.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$12,800	Medium

Updated: MAR-07

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

Exterior paints on 1992 block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	15	MAR-07

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

Concrete block throughout.

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

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

Unknown assembly.

1973 Gym - 1 1/2" rigid on 2x4 strapping - completed in 1992.

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

B2010.06 Exterior Louvers, Grilles, and Screens*

Various mechanical louvers.

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

B2010.09 Exterior Soffits*

Stucco finish.

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

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

Anodized aluminum with insulated spandrel panels below glazing. Hopper style venting in classrooms and admin office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-07

B2020.02 Storefronts**

Painted steel entry with steel doors at entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-07

B2030.01.01 Aluminum-Framed Storefronts**

Entry door to library from street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

B2030.01.06 Automatic Entrance Doors**

Paddle operated assist on front entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-07

B2030.03 Large Exterior Special Doors (Overhead)*

Steel insulated sectional door to shop, manual operation.

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

B2030.05 Other Exterior Doors**

Steel utility doors at fire exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

B3010.01 Deck Vapor Retarder and Insulation*

Unknown R-value and assembly.

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

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

A&G membrane under rigid insulation and gravel ballast - (approx. R-10)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-07

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

2 ply SBS roofing - most roof areas. 1975 portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	25	MAR-07

Event: Roof Repair**Concern:**

Blisters in various areas. New drains required on two roof areas, flashing and stripping repairs. Gas line blocking to be installed. General preventive maintenance.

Recommendation:

Repair blisters. Install new drains on two roof areas, flashing and stripping repairs. Gas line blocking to be installed. General preventive maintenance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$8,500	High

Updated: MAR-07

B3010.04.08 Membrane Roofing (Inverted/ Protected)**

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

B3020.01 Skylights**

Aluminum frame glazed skylights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	MAR-07

Event: Skylight repair**Concern:**

Skylight leaking in HEC - room 120, damaged stipple gypsum board and water staining,

Recommendation:

Repair skylights and re-finish ceiling at two locations.

Consequences of Deferral:

Increased repair costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$2,500	High

Updated: MAR-07

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

Mechanical and electrical exhaust and air units.

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

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

Concrete block, steel stud and glass block.

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

C1010.06 Interior Glazed Partitions and Storefronts*

Steel frame and single pane glazing in various locations.

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

C1010.07 Interior Partition Firestopping*

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

C1020.01 Interior Swinging Doors**

Wood and steel in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-07

C1020.03 Interior Fire Doors*

Fire rated doors in required areas, hallway doors on magnetic release to fire panel.

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

C1020.04 Interior Sliding and Folding Doors*

Mirrored closet door in general office.
Aluminum 2 panel, sliding glass door in partition wall in computer lab.

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

C1030.01 Visual Display Boards**

White boards and tack boards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-07

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

Steel toilet compartments.

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

C1030.05 Wall and Corner Guards*

Vinyl corner guards

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

C1030.08 Interior Identifying Devices*

Room identification, directional and exit signs.

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

C1030.10 Lockers**

Full and half lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

C1030.12 Storage Shelving*

Metal and wood adjustable and fixed shelving.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Metal toilet paper, soap and paper towel dispensers.

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

C1030.17 Other Fittings*

Painted steel boot racks.

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

C1030.17 Other Fittings* Roll Shutter

Manual steel roll shutter in canteen.

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

C2010 Stair Construction*

Painted steel to mechanical mezzanine.
Cast-in-place concrete in IA shops.

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

C2020.05 Resilient Stair Finishes**

Heavy duty PVC stair treads.

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

C2020.08 Stair Railings and Balustrades*

Painted steel.

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

C3010.04 Gypsum Board Wall Finishes*

Storage rooms and various partition walls.

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

C3010.06 Tile Wall Finishes**

Washrooms and selected areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-07

C3010.09 Acoustical Wall Treatment**

Fabric panels on wood strapping in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	20	MAR-07

C3010.11 Interior Wall Painting**

Latex paint throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	10	MAR-07

Event: Paint shower rooms 55m2**Concern:**

Paint peeling in shower rooms.

Recommendation:

Strip walls and repaint shower rooms in gym.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$1,500	Medium

Updated: MAR-07

C3020.01.02 Paint Concrete Floor Finishes**

IA shop floors and mechanical rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	10	MAR-07

Event: Repaint mechanical room 94m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,300	Low

Updated: MAR-07

Event: Repaint shop floors (206m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$12,000	Low

Updated: MAR-07

C3020.02 Tile Floor Finishes**

Washrooms and showers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	MAR-07

C3020.04 Wood Flooring**

Hardwood sports floor in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	30	MAR-07

Event: Refinish gym floor 572m2**Concern:**

Gym floor in deteriorating condition, and has several damaged areas.

Recommendation:

Sand floor, repair flooring and re-finish.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$24,500	High

Updated: MAR-07**C3020.07 Resilient Flooring****

Sheet linoleum and VC tile throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-07

C3020.08 Carpet Flooring**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	15	MAR-07

Event: Carpet Replacement 422m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$31,000	Low

Updated: MAR-07**C3030.04 Gypsum Board Ceiling Finishes***

Storage, washrooms and classrooms.

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

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

Throughout all areas, mixed with gypsum board

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-07

C3030.07 Interior Ceiling Painting**

Latex paint

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-07

C3030.09 Other Ceiling Finishes*

Stipple finish on gypsum board

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	MAR-07

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

Floor mounted, flash valve, open front seat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	MAR-07

D2010.02 Urinals**

Wall and stall urinals, flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	MAR-07

D2010.03 Lavatories**

Porcelain steel bowl. On/off brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	MAR-07

D2010.04 Sinks**

Stainless steel sinks, which vary in size and function.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	MAR-07

D2010.05 Showers**

Mixing valve, on/off valve and shower head.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	MAR-07

D2010.08 Drinking Fountains / Coolers**

Two stainless steel non-refrigerated drinking fountains were installed in 1992. One vitreous china non-refrigerated drinking fountain was installed in 1964.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	35	MAR-07

Event: Drinking Fountain Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,400	Low

Updated: MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-07

D2020.01.02 Valves: Domestic Water**

Gate isolation valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Back flow preventor was installed on the heating system cold water make up line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-07

D2020.02.02 Plumbing Pumps: Domestic Water**

Inline domestic hot water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-07

D2020.02.06 Domestic Water Heaters**

Three domestic hot water heaters were installed. Two of them (A.O.Smith BT500H-860S, Input 450,000 Btu/hr) operate and another old domestic hot water heater (Ruud GL85-150A) was isolated for standby.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-07

D2020.03 Water Supply Insulation: Domestic*

Majority of domestic hot, cold water and recirculation piping was insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

D2030.01 Waste and Vent Piping*

Underground sanitary sewer piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	50	MAR-07

D2040.02.04 Roof Drains**

Full open flow, cast iron dome strainer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-07

D3010.02 Gas Supply Systems*

Gas distribution piping to heating boilers, domestic hot water heaters and gas fired roof top units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	60	MAR-07

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

Two Teledyne Laars gas fired hot water boilers. Model HH3050IN11K, Input 3,050,000 Btu/hr.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-07

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

Two chimneys were installed in 1992.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

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

Chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

D3040.01.01 Air Handling Units: Air Distribution**

Four constant volume air handling units provide ventilation to the entire school. Two HAAKON air handling units located in the east wing of school service the core area of school. Two Engineered Air, air handling units (LM-13-C & LM-8-C) located in the new mechanical room in the west wing of school service the class rooms and gym. All air handling units have return fans and complete with glycol coils and filters.

One roof mounted gas fired make up air unit provides make up air to the industrial art area. This make up air unit was installed originally and needs to be replaced due to life cycle replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

Event: Make Up Air Unit Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$72,800	Low

Updated: MAR-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

Air systems complete with replaceable filter media.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

D3040.01.04 Ducts: Air Distribution*

Air systems complete with low velocity air ductwork to diffusers and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	MAR-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Air outlets vary as to type. Fixed pattern square diffusers, adjustable bar, round, fixed bar, egg crate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

D3040.03.01 Hot Water Distribution Systems**

Two inline heating pumps and four glycol pumps circulate heated water to radiation, unit heaters and fan coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-07

D3040.04.01 Fans: Exhaust**

Exhaust fans vary as to type, inline, dome, roof centrifugal. The exhaust fans in industrial art area were installed originally and need to be replaced due to life cycle replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-07

Event: Exhaust Fan Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$11,800	Low

Updated: MAR-07

D3040.04.03 Ducts: Exhaust*

Low velocity exhaust air ductwork (installed from 1964 to 1997) to exhaust air outlets and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	50	MAR-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate and linear bar.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

D3040.05 Heat Exchangers**

Shell and tube hot water to glycol converter is located in boiler room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

D3050.01.01 Computer Room Air Conditioning Units**

Two air conditioners installed in 2003 service the computer server room and computer labs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-07

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

One Lennox gas fired roof top unit with DX cooling installed in 1999 serves the portable school section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-07

D3050.03 Humidifiers**

Two DRISTEEM humidifiers (model APC-9) failed and need to be replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	25	MAR-07

Event: Humidifier Replacement**Concern:**

The two humidifiers for the Engineered Air air handling units failed.

Recommendation:

Replace the two humidifiers with new ones.

Consequences of Deferral:

The comfort of occupants will be affected.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$17,600	Low

Updated: MAR-07

D3050.05.02 Fan Coil Units**

Hot water fan coil units were installed at building entrances in 1992 and 1997.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

D3050.05.03 Finned Tube Radiation**

Wall finned tube radiation for some old class rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-07

D3050.05.06 Unit Heaters**

Hot water unit heaters were installed in mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

D3050.05.08 Radiant Heating (Ceiling & Floor)**

Ceiling radiation panels were installed for most of the perimeter class rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	35	MAR-07

D3060.02.02 Pneumatic Controls**

Pneumatic room thermostats control wall finned tube radiation panels and ceiling radiation panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-07

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

Siemens Apogee building control system was installed in 1996.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	25	MAR-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Fire extinguishers were installed on wall hooks, in cabinets and fire hose cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

D4090.06 Smoke Protection & Exhaust Fans**

Some fire detectors were installed in the supply and return ducts of the Engineered Air air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	MAR-07

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

1200A, 120/208V, 3 phase, 4 wire Commander main distribution complete with 1200A main disconnect located in 1992 addition. Main Distribution feeds a second CDP type 400A Cutler-Hammer Panel for the 1997 renovated space. Lots of spare capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	40	MAR-07

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

Branch circuit panels located throughout school. Year of installation varying due to multiple school expansions and upgrades over the years. Majority of panels are Commander or Cutler-Hammer 120/208V, 225A, 42 cct panels installed in 1992 and 1997, respectively. One panel in the IA room is original and is in need of replacement

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

Event: Replace IA electrical panel

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,000	Low

Updated: MAR-07

D5010.07.02 Motor Starters and Accessories**

Klockner Moeller and Cutler-Hammer wall mounted motor starters located in various mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

D5020.01 Electrical Branch Wiring*

Conduit and BX throughout. Some surface wiremold for computer and additional receptacles in classrooms.

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

D5020.02.02 Interior Florescent Fixtures**

The entire building has been retrofit with T8 fluorescent lamps and electronic ballasts in 2 phases (1997 and 2004).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	MAR-07

D5020.02.02.03 Interior Metal Halide Fixture*

Gymnasium was retrofit in 2004 to 250W Pulse Start Metal Halide fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	30	MAR-07

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency battery packs complete with remote heads located throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-07

D5020.02.03.03 Exit Signs*

Exit lights have all been retrofit with LED lamps. Exit lighting is tied in with emergency back-up.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Exterior wallpacks around perimeter of school.

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

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

All exterior lights on photocell control

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

D5030.01 Detection and Fire Alarm**

Edwards ESA 2000 fire alarm system. Main panel located at front entrance, 11 zones used. Strobe notification devices added at some key bell locations in 1992. System regularly tested.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-07

D5030.02.02 Intrusion Detection**

Silent knight Regency security system with PIR motion sensors throughout. Keypad access at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	25	MAR-07

D5030.02.03 Security Access**

Proximity keycard access at front door. Tied in with security system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	MAR-07

D5030.02.04 Video Surveillance**

Video surveillance system upgraded in 1994 with new interior and exterior cameras. Video feed goes into office for viewing and recording.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-07

D5030.04.01 Telephone Systems**

Northern Telecom Meridian Telephone System was recently overhauled in 2006. New voice mail system added, more lines, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	MAR-07

D5030.04.04 Data Systems**

Combination of Cat4, Cat5, Cat5e and Cat6 cable throughout the school. Cat 4 cable feeds computer lab adjacent to server room and will be replaced as the computer lab requires it. Single rack with OMNI Stack switching. 4 Tower servers. Stand-alone APC Smart-UPS units provides back-up power.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	MAR-07

D5030.05 Public Address and Music Systems**

Rauland Telecenter System 21 PA system recently overhauled with new amp and programming. System is tied into telephone system.

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

D5090.01 Uninterruptible Power Supply Systems**

Stand-alone APC Smart-UPS backup power for server equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02 Library Equipment***

Circulation desk, electronic scanner, free standing and wall mounted bookshelves (steel and wood), tables and chairs.

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

E1020.03 Theater and Stage Equipment*

Drama room - Stage props and overhead stage lighting.

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

E1020.07 Laboratory Equipment*

Chemical fume hood , SS sinks with gas fittings, casework with chemical resistant laminate tops, chemical storage cabinets, eye wash station and fire blanket. Various lab equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-07

E1090 Other Equipment (Kiln)

Electric kiln in art room

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

E1090.04 Residential Equipment*

Refrigerators, electric ranges, microwave, washer, dryer and small freezer.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Electronic scoreboard, 2 folding nets, 5 wall mounted nets, various sporting equipment.

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

E2010.02 Fixed Casework**

Upper and lower birch faced cabinets with laminate tops.
Wood/glass wall mounted and full height display cases in hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-07

E2010.03.01 Blinds**

Horizontal and vertical fabric blinds.

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

E2010.03.06 Curtains and Drapes**

Fabric curtain in infirmary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-07

E2010.05 Fixed Multiple Seating**

Student lounge - tables and chairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	35	MAR-07

E2020 Moveable Furnishings*

Standard desks and chairs, office furniture and couches in staff room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-07

F1010.02.04 Portable and Mobile Buildings* (1975)

4 joined portables on site have been renovated and converted into a single space for music/band room. Wood frame construction with SBS flat roof (1996) and metal siding exterior over ventilated crawl space. Wood and steel stairs on 2 entries. 8 - aluminum slider windows. Roof top Lennox HVAC with DX cooling (1999) , supplies heat/AC to portable.

Interior finish is vinyl covered gypsum with batten strips and carpet throughout with tiered seating for band. Green board, white board and large capacity wood shelving for instrument storage. Desk and assorted chairs and music stands. Foyer linoleum contains asbestos (see F2020.01 Asbestos*). Some interior load bearing walls have been removed and modified to accommodate the band. New tele-posts and glu-lam beam were installed and does there does not appear to be sufficient support; there is minor deflection of the ceiling and glu-lam beam due to snow loading on roof. Recommend structural review to ensure there is adequate structural support. Lighting is T8 lamps.

Overall condition is marginal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1975	25	MAR-07

Event: Carpet Replacement - 314m2

Concern:

Carpet worn and torn.

Recommendation:

Replace with new high density carpet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$23,000	Medium

Updated: MAR-07

Event: Failure Replacement 240m2

Concern:

Gypsum board finish dirty and dingy.

Recommendation:

Repaint with latex to improve light levels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,800	Medium

Updated: MAR-07

Event: Study

Concern:

Renovated space does not appear to have sufficient structural integrity for snow loading.

Recommendation:

Conduct structural review and provide recommendations for modifications to interior supports.

Consequences of Deferral:

Potential for structural failure of roof.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2007	\$2,000	Unassigned

Updated: MAR-07

Event: Window Replacement - 4.4m2

Concern:

Single pane aluminum sliders cold and drafty and subject to heavy condensation - causing some wall damage..

Recommendation:

Replace with new PVC windows.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$4,000	Medium

Updated: MAR-07

F1010.02.05 Grandstands and Bleachers**

Folding bleachers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	50	MAR-07

Event: Replace bleachers [(4) - 6 tier x 4.3m long]

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$18,500	Low

Updated: MAR-07

F1020.02 Special Purpose Rooms* CTS

Wood working equipment, dust collector, welding booths with heavy duty drape for eye protection, metal working tools, silk screening equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	MAR-07

F1020.02 Special Purpose Rooms* Dark Room

Stainless steel sink and photo equipment.

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

F1020.02 Special Purpose Rooms* Paint booth

CTS shop - Wood finishing with exhaust fan.

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

F2020.01 Asbestos*

Hazardous Materials Assessment (2005) indicates asbestos present in some 1964 flooring tiles, wall texturing, and ceiling tiles in CTS. Chemical fume hood in Science lab. Sheet flooring in Portable vestibule. Materials to be contained as per appropriate protocols when being removed.

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

Event: Replace ceiling tile - Room 140

Concern:

Ceiling tiles in IA shop and attached classrooms have asbestos fibers and recommended for immediate removal.

Recommendation:

Replace affected ceiling tiles following high risk procedures for removal.

Consequences of Deferral:

Health hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Material Management Upgrade	2007	\$15,000	Unassigned

Updated: MAR-07

F2020.09 Other Hazardous Materials*

No PCB's, mercury or mould noted in Haz. Mat. report.

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

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

Street level; access at front curb.

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

K4010.02 Barrier Free Entrances

Power assist on main door.

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

K4010.03 Barrier Free Interior Circulation

No restrictions to access.

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

K4010.04 Barrier Free Washrooms

Barrier free washrooms provided.

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

RECAPP Facility Evaluation Report



John Maland High School

S2994

Devon

Facility Details

Building Name: John Maland High School
Address:
Location: Devon

Building Id: S2994
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Wade Engineering
Evaluation Date: December 11 2006
Evaluator Name: Ron Shannon

Total Maintenance Events Next 5 years: \$5,500
5 year Facility Condition Index (FCI): 0%

General Summary:

Located in the Town of Devon, Alberta. School has front street on north elevation and lane access on west side with a fire lane on the east side of school elevation. Visitor parking at front entry with undersized lot for staff on east elevation. Large shared site with adjacent middle school has football and soccer fields and gravel track. Municipal tennis courts and basketball are installed bordering the staff parking on the east side. There is no provision for student parking and the installation of additional parking is recommended.

Fire hydrants (2) located within 90 meters of school, no siamese connection.

Overall condition is acceptable.

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

G1030 Site Earthwork (Site Grading)*

Large site with general slope to the rear fields. No grading issues reported.

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

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

Fire lane on east elevation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-07

G2010.05 Roadway Curbs and Gutters*

Standard curb detail.

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

G2010.06 Roadway Appurtenances*

Concrete barriers in parking lot and bollards by IA shop.

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

G2020.02.01 Aggregate Parking Lots (Gravel)**

Insufficient parking for student and staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	10	MAR-07

Event: Install gravel parking lot (91 m2)

Concern:

No student parking and insufficient staff parking.

Recommendation:

Add new gravel parking lot (42.6 X 18.3 m) approx. 30 new stalls c/w power, on west side south of gym. Entrance from west lane to lot. Install steel pipe perimeter fencing and pre-cast curb stops.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$23,000	High

Updated: MAR-07

G2020.02 Flexible Paving Parking Lots(Asphalt)**

Staff parking for 26 vehicles on east elevation. Lot was re-surfaced in 1996.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	10	MAR-07

G2020.05 Parking Lot Curbs and Gutters*

Precast curb stops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-07

G2020.06.01 Traffic Barriers*

Concrete barriers at access to parking lot.

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

G2020.06.03 Parking Lot Signs*

Sign posts provided for visitor parking and handicapped stalls and stall identification.

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

G2020.06.04 Pavement Markings*

Stall markings in staff lot.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Sidewalks along front , west and south of school building.

Ages vary from 1973 to 1992.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	15	MAR-07

Event: East sidewalk replacement 37m2

Concern:

1973 -Sidewalks on east side in poor condition.

Recommendation:

Replace section along northwest corner.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$5,500	High

Updated: MAR-07

G2040.02 Fences and Gates**

Galvanized fencing around perimeter of site 1.2m high. 2.2 m high galvanized fence and gate with barbed wire at top to enclose courtyard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	MAR-07

G2040.03 Athletic and Recreational Surfaces**

Shale running track with concrete curb around football field.
Soccer fields.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-07

G2040.05 Site and Street Furnishings*

Wood and steel picnic tables, bike racks, waste receptacles.

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

G2040.06 Exterior Signs*

Wood sign board on front street and raised lettering on school fascia.

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

G2040.08 Flagpoles*

One flagpole.

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

G2050.04 Lawns and Grasses*

Grassed fields and grounds around school perimeter.

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

G2050.05 Trees, Plants and Ground Covers*

Mature evergreen and deciduous trees.

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

G3010.02 Site Domestic Water Distribution*

Town service.

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

G3010.03 Site Fire Protection Water Distribution*

2 fire hydrants on site.

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

G3020.01 Sanitary Sewage Collection*

Town service.

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

G3030.01 Storm Water Collection*

Connected to town storm system at front and surface drainage in rear.

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

G3060.01 Gas Distribution*

Natural gas - Town service.

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

G4010.01 Electrical Substations*

Pad mounted transformer.

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

G4010.02 Electrical Power Distribution Lines*

Underground service.

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

G4010.04 Car Plugs-ins*

Service for 26 stalls with exterior panel board.

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

G4020.01 Area Lighting*

Wall mounted fixtures - street lights along front elevation and for staff parking.

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

G90 Other Site Construction

Wood frame shed with asphalt shingled roof and stucco exterior and steel man door for maintenance storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-07