

RECAPP Facility Evaluation Report

Northern Gateway Reg Div #10



Sunset House School

B4143A

Sunset House

Facility Details

Building Name: Sunset House School
Address:
Location: Sunset House

Building Id: B4143A
Gross Area (sq. m): 1,284.55
Replacement Cost: \$2,764,313
Construction Year: 0

Evaluation Details

Evaluation Company: Architectural & Engineering Group Inc.
Evaluation Date: October 2 2006
Evaluator Name: Vic Maybroda

Total Maintenance Events Next 5 years: **\$360,600**
5 year Facility Condition Index (FCI): **13.04%**

General Summary:

Sunset House Elementary School is a single story school located approximately 30km east of Valleyview, Alberta and has a total building area of 1,284.55m². The original school building was constructed in 1957 and contained 305.2m². In 1967, an addition of 493.40m² was constructed with a further addition of 385.76m² constructed in 1994. A portable classroom was added and attached to the school building in 1983 and is scheduled to be removed/relocated this school year.

The school comprises of 4 classroom spaces, a library, gymnasium with food preparation area, administration space and ancillary areas. The gymnasium/food preparation component of the school is community based. School enrollment at time of inspection/review was 50 students.

Structural Summary:

The original school was constructed with poured-in-place concrete foundations with wood framed floors over a crawl space with wood framed walls and roof structure. This section of the school houses a mechanical room a half level below adjacent floor areas and has a poured-in-place reinforced concrete slab on grade complete with concrete stairs. The 1967 addition was constructed with poured-in-place concrete foundations, reinforced concrete slab-on-grade concrete block walls supporting a wood framed roof. The 1994 addition, constructed with a poured-in place concrete foundation, is a rigid frame pre-engineered type of building with open web metal joists supporting a metal deck and contains a wood floor over a crawl space. The attached wood framed portable unit rests upon poured-in-place concrete foundations.

Overall, where visible, the structure of the school building appears to be in acceptable condition.

Envelope Summary:

The exterior cladding of the original school and portable classroom unit is painted stucco. The exterior finish of the 1967 addition is single wyth painted concrete block. The gymnasium addition is clad in prefinished metal as are related attached out service buildings.

Windows are double glazed sealed units in aluminum frames in the original school and portable classroom unit. The 1967 addition has double glazed sealed unit windows in aluminum sash in vinyl tracks and wood frames. Doors to the 1967 addition are painted wood in metal frames. Exterior doors related to the original school and gymnasium are insulated painted metal in metal frames.

Fascias are stained horizontal wood siding with painted wood soffits.

Roof finish over the portable classroom unit and food preparation area adjacent to the gymnasium have a gravel surfaced built-up roofing assembly. The original school and 1967 addition roof is composed of SBS roofing with paint finished eavestroughs and downspouts draining the original school roof. The gymnasium and related attached out-building roofs are prefinished metal draining to painted eavestroughs and downspouts.

Overall, the envelope of the facility is in acceptable condition.

Interior Summary:

Vinyl composite tile (VCT) flooring is located throughout the corridors, classrooms and ancillary spaces. The library is partially carpeted. The mechanical room concrete floor and stair access are painted. The gymnasium floor has a sheet vinyl floor finish exhibiting surface rippling.

Interior walls of classrooms, corridors, and ancillary spaces are painted gypsum wallboard and concrete block. Gymnasium walls are finished with painted MDF board to 2400mm height with painted gypsum board above. Cloth covered acoustical panels are located on the upper level gymnasium gypsum wallboard surfaces.

Suspended acoustical tile ceiling are located in the original school classrooms, staff room, and food preparation area adjacent to the gymnasium. Classroom and library ceilings of the 1967 addition are glue-on acoustical tile. Corridor ceilings and ancillary spaces are painted gypsum wallboard.

Overall, the interior finishes are in acceptable condition.

Mechanical Summary:

Mechanical system consists of eight (8) furnaces, two (2) domestic hot water heaters, one (1) make up air unit and some exhaust fans. These equipment and systems can provide enough heating, ventilation and domestic hot water for the entire school. However, since most of the furnaces, exhaust fans and one domestic hot water heater were installed more than 20 years ago and are approaching the end of their lives. They should be replaced due to life cycle replacement.

In addition, an exhaust fan should be installed to provide cooling and ventilation for the server room.

Overall. the mechanical system is in acceptable condition.

Electrical Summary:

Incoming service is 200 amp, 120/208V, 3 phase splitter arrangement. Branch circuit panelboards are located throughout the facility with limited spare capacity. The interior lighting has been completely retrofit with T8 fluorescent lamps and electronic ballasts. All exit lights are LED. Fire alarm system was recently upgraded with new Edwards System Technology Fire Shield single zone system. Single line telephone system located in main office.

Overall, the building is in good condition with the exception of the following areas of improvement:

- Inefficient T12 lighting
- Main distribution splitter arrangement does not meet code.

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***

The foundations consist of cast-in-place concrete foundation walls.

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

A1030 Slab on Grade*

The 1967 addition has a reinforced cast-in-place concrete slab on grade as does the mechanical room of the original school. Isolated areas of the 1967 addition exhibit settling cracks in floor finish.

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

A2020 Basement Walls (& Crawl Space)*

Crawl spaces inaccessible at time of inspection/review.

<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)

Original school, portable classroom unit and gymnasium addition have suspended wood framed floors.

<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)*

The portable unit and the original school have wood framed walls supporting the wood framed roof structure. The 1967 addition has concrete block walls supporting a wood framed roof structure. The 1994 gymnasium addition consists of a pre-engineered rigid metal frame.

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

B1010.07 Exterior Stairs**

Cast-in-place concrete landings and stairs from gymnasium and south corridor exit of 1967 addition.
Wood framed landing at north corridor exit adjacent to portable classroom unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	40	MAR-07



Event: Lifecycle Replacement - Exterior Stairs

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

Updated: MAR-07

B1010.09 Floor Construction Fireproofing*

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

B1010.10 Floor Construction Firestopping*

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

B1020.01 Roof Structural Frame*

Wood framed structural components to portable classroom, original school and 1967 addition.
Open web metal joists on gymnasium addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAR-07

B1020.04 Canopies*

Wood framed at building entry/exit points.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAR-07

B1020.06 Roof Construction Fireproofing*

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

S2 ENVELOPE**B2010.01.02.02 Concrete Block: Ext. Wall Skin***

Single wyth concrete block exterior walls to 1967 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	75	MAR-07

B2010.01.06.03 Metal Siding**

Prefinished metal cladding to gymnasium and attached out-buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-07

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

Painted stucco finish to original school and portable unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	75	MAR-07

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

Sealant is located around all windows and doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	20	MAR-07

Event: Replace sealent

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

Updated: MAR-07

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

Exterior concrete block, stucco, doors and door frames have paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	15	MAR-07

Event: Repaint stucco, doors and door frames.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,500	Low

Updated: MAR-07

B2010.02.05 Wood Framing*: Ext. Wall Const.

Wood framing to 1957 original school and portable unit.

<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*

Exterior wall vapour retarders, air membranes, and insulation - not visible to original school and additions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	MAR-07

Event: Insulated wall cladding

Concern:

Exterior concrete block wall of 1967 addition deficient in control of air exfiltration and heat loss due to lack of air membrane and exterior wall insulation.

Recommendation:

Clad 1967 addition concrete block wall with finished material over adequate insulation thickness and air membrane secured to wall openings and roofing material.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2008	\$27,500	Unassigned

Updated: MAR-07

B2010.06 Exterior Louvers, Grilles, and Screens*

Paint finished metal vent hoods and grills.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	30	MAR-07

Event: Repaint vent hoods and grills

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,000	High

Updated: MAR-07

B2010.09 Exterior Soffits*

Paint finish wood to wood farned soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1967	30	MAR-07

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

Sealed double glazed window units in prefinished aluminum sash and frame in original school and portable unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-07

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1967 Addition**

Double glazed sealed units in aluminum sash with vinyl tracks in wood framing members.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	40	MAR-07

Event: Replace window units

Concern:

Wood frame containing window units deteriorating.
Vinyl track unsuitable for window operation.

Recommendation:

Replace window units complete with suitable prefinished aluminum frame.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$10,500	High

Updated: MAR-07

B2030.01.01 Aluminum-Framed Storefronts**

Aluminum glazed storefront an entry between original school and portable unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-07



B2030.01.02 Steel-Framed Storefronts**

Paint finished exterior metal doors and frames to original school and gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	MAR-07

B2030.01.10 Wood Entrance Door**

Paint finished wood doors in metal frame to 1967 addition.

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

B3010.01 Deck Vapor Retarder and Insulation*

<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)**

BUR assembly over food preparation space adjoining gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	25	MAR-07



Event: Replace BUR assembly

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Medium

Updated: MAR-07

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

SBS roofing assembly over original school and 1967 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	25	MAR-07

Event: Replace SBS Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$50,000	Medium

Updated: MAR-07

B3010.07 Sheet Metal Roofing**

Metal roof to pre-engineered gymnasium addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-07

B3010.08.02 Metal Gutters and Downspouts**

Paint finish eavestroughs and downspouts to 1994 gymnasium addition.

Paint finish scuppers and downspouts to 1967 addition.

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



S3 INTERIOR**C1010.01 Interior Fixed Partitions* - 1967 Addition**

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	50	MAR-07

C1010.01 Interior Fixed Partitions* - Original School

Wood framing members.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1957	50	MAR-07

C1010.07 Interior Partition Firestopping*

Element not visible at time of inspection/review.

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

C1020.01 Interior Swinging Doors**

Solid core wood doors in metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1967	40	MAR-07

C1020.03 Interior Fire Doors*

Rated wood solid core wood doors in metal frames held open with chain type fusible link assembly in corridor separating original school with 1967 addition.

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

C1030.01 Visual Display Boards**

Some whiteboards, with chalkboards and tackboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1967	20	MAR-07



Event: Install Whiteboards

Concern:

Lack of whiteboards in teaching spaces.

Recommendation:

Install whiteboards in teaching spaces where required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$3,500	High

Updated: MAR-07

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

Prefinished metal washroom partitions in boy's and girl's washroom of original school. Refer to K4010.04 Barrier Free Washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	30	MAR-07

C1030.06 Handrails*

Painted metal handrail to stairs located in mechanical room of original school.

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

C1030.08 Interior Identifying Devices*

Room names and numbers painted on interior doors.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Washrooms are equipped with typical washroom accessories. Paper towel dispensers, toilet paper dispensers, waste bins and mirrors.

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

C2010.01 Cast-In-Place Concrete Stair Construction

Cast-in-place concrete stairs in mechanical room of original school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	0	MAR-07

C2020.08 Stair Railings and Balustrades*

Painted metal railings and balustrades to stairs in mechanical room of original school.

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

C2020.11 Other Stair Finishes*

Paint finish to stairs in mechanical room.
Refer to C3020.01.02

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1957	10	MAR-07

C3010.01 Concrete Wall Finishes*

One half height mechanical room concrete wall - unfinished.

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

C3010.04 Gypsum Board Wall Finishes*

Paint finish.
Corridor corners to classrooms of original school have preformed non-metallic corner guards.

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

C3010.11 Interior Wall Painting**

The interior partitions throughout the school have a paint finish.
Gymnasium has 2400mm high painted MDF board painted walls with painted gypsum wallboard over.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	10	MAR-07

Event: Repaint interior walls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$25,000	Low

Updated: MAR-07

C3010.14 Other Wall Finishes**

Surface applied acoustical panels to gymnasium walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	20	MAR-07



C3020.01.02 Paint Concrete Floor Finishes**

Painted mechanical room floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	10	MAR-07

Event: Repaint Concrete Floor & Stairs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,200	Low

Updated: MAR-07

C3020.07 Resilient Flooring - 1967 Addition**

Vinyl Asbestos Tile (VAT) installed.

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

Event: Replace VAT Flooring**Concern:**

VAT flooring exhibiting isolated cracks with evident floor patches.

Recommendation:

Replace VAT with acceptable resilient flooring material.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$22,500	High

Updated: MAR-07

C3020.07 Resilient Flooring - Gymnasium**

Sheet resilient flooring installed in gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1994	20	MAR-07

Event: Replace Resilient Flooring**Concern:**

Existing resilient sheet flooring exhibiting numerous rippling which presents tripping hazard.

Recommendation:

Replace with wood strip flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$40,000	Unassigned

Updated: MAR-07

C3020.07 Resilient Flooring- Original School**

Vinyl Composite Tile (VCT) installed in original school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	20	MAR-07

Event: REplace Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$15,000	Low

Updated: MAR-07

C3020.08 Carpet Flooring**

Small corner area of carpet installed in library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	15	MAR-07

Event: Replace Carpet Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,000	Low

Updated: MAR-07

C3030.04 Gypsum Board Ceiling Finishes*

Painted gypsum wallboard in corridors, washrooms and vestibules.

<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)**

Suspended acoustical tile installed in classrooms of original school, administration spaces and food preparation space of 1967 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	25	MAR-07

Event: Replace Acoustical Tile Ceiling

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

Updated: MAR-07

C3030.07 Interior Ceiling Painting**

Paint gypsum wallboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-07

Event: Repaint Gypsum Wallboard Ceilings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,000	Low

Updated: MAR-07

C3030.09 Other Ceiling Finishes* - Gymnasium

Paint finish to Gymnasium framing members.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-07

C3030.09 Other Ceiling Finishes* -1967 Addition

Glue-On 300mm x 300mm acoustical tile in classrooms of 1967 addition.

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

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

Floor mounted, flush valve, open front seat, regular and elongated rim bowl. These water closets were installed in 1957, 1967 and 1993. The water closets installed in 1957 and 1967 need to be replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	35	MAR-07

Event: Water Closets Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$11,400	Low

Updated: MAR-07

D2010.02 Urinals**

Wall urinals, flush valve. The urinals were installed in 1957, 1967 and 1993. The urinals installed in 1957 and 1967 need to be replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	35	MAR-07

Event: Urinals Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,400	Low

Updated: MAR-07

D2010.03 Lavatories**

Lavatory, Vitreous China. The lavatories installed in 1957 and 1967 need to be replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	35	MAR-07

Event: Lavatory Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,800	Low

Updated: MAR-07

D2010.04 Sinks**

Stainless sinks installed in 1957, 1967 and 1993. The sinks installed in 1957 and 1967 need to be replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-07

Event: Sinks Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$5,900	Low

Updated: MAR-07

D2010.08 Drinking Fountains / Coolers**

One new water fountain (with cooler) was installed in 2003. Two original water fountains were installed in 1957. The original ones need to be replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-07

Event: Water Fountains Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,400	Low

Updated: MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping and fitting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	40	MAR-07

D2020.01.02 Valves: Domestic Water**

Isolation valves and gate valves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	40	MAR-07

Event: Valves Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$9,100	Low

Updated: MAR-07

D2020.02.02 Plumbing Pumps: Domestic Water**

Pumped water from the well, 340' deep in the ground. ATEK water treatment systems were installed in 2003. Two water storage tanks were installed in 2004 and AQUA pressure tank was installed in 2005. Underground pump for the private well was installed in 1985.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-07

Event: Pump Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,100	Low

Updated: MAR-07

D2020.02.06 Domestic Water Heaters**

There are two (2) domestic hot water heaters. The Bradford White water heater (model M1403S6BNH12, input 36000 Btu/hr) was installed in 1993. The John Wood water heater was installed originally and needs to be replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	20	MAR-07

Event: Domestic Hot Water Heater Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$7,700	Low

Updated: MAR-07

D2020.03 Water Supply Insulation: Domestic*

Majority of domestic hot, cold and recirculation piping insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-07

D2030.01 Waste and Vent Piping*

Manhole sewerage system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	50	MAR-07

D2040.02.04 Roof Drains**

Full open flow, cast iron dome strainers. Some of them were installed in 1993 and some were installed in 1993.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	40	MAR-07

Event: Roof Drains Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,900	Low

Updated: MAR-07

D3010.02 Gas Supply Systems*

East Smoky Gas Corp deliver natural gas to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	60	MAR-07

D3020.03.01 Furnaces**

The furnaces were installed in 1981, 1983, 1993.

Two (2) Lennox furnaces were installed in 1983 to service the 1983 addition.. Four (4) furnaces were installed in 1981 to service the 1957 and 1963 sections. Two (2) furnaces installed in 1993 to service 1993 addition. The furnaces installed in 1981 and 1983 need to be replaced due to life cycle replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-07

Event: Furnaces Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$30,500	Low

Updated: MAR-07

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

Chimneys were installed in 1967, 1981, 1983 and 1993.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3040.01.01 Air Handling Units: Air Distribution**

One (1) make up air unit installed in 1993 to provide ventilation for Gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-07

Event: Program Functional Upgrade

Concern:

There is no make up air unit for kitchen exhaust fan.

Recommendation:

Install a make up air unit to provide ventilation for the kitchen.

Consequences of Deferral:

The current system can not provide effective ventilation for the kitchen so that the air quality is affected.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2009	\$43,700	Low

Updated: MAR-07

D3040.01.02 Fans: Air Distribution*

Low speed fans in furnaces installed in 1981, 1983 and 1993.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

Furnace air systems complete with replaceable filter media.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3040.01.04 Ducts: Air Distribution*

Each air system completes with low velocity supply air ductwork to diffusers or grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Air outlets vary as to type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-07

D3040.04.01 Fans: Exhaust**

There are two (2) wash room exhaust fans, one was installed in 1957 and the other was installed in 1993. The exhaust fan installed in 1957 need to be replaced due to life cycle replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-07

Event: Washroom Exhaust Fan Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$1,800	Low

Updated: MAR-07

D3040.04.03 Ducts: Exhaust*

Low velocity exhaust air ductwork to exhaust air outlets and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	50	MAR-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate and linear bar installed in 1957, 1967, 1983 and 1993.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-07

D3050.01.01 Computer Room Air Conditioning Units**

No air conditioner in Computer or Server Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	MAR-07

Event: Program Functional Upgrade

Concern:

There is no mechanical cooling or exhaust fan in the server room.

Recommendation:

Install an exhaust fan in server room to provide cooling.

Consequences of Deferral:

The high room temperature will affect the computer performance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$4,500	Medium

Updated: MAR-07

D3060.02.01 Electric and Electronic Controls**

Electric thermostats cycle the furnaces to maintain set point.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Fire extinguishers were installed on wall hooks, in cabinets and fire hose cabinets in 1957, 1967 and 1993. The fire extinguishers installed in 1957 and 1967 need to be replaced due to life cycle replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-07

Event: Fire Extinguishers Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,700	Low

Updated: MAR-07

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

200A, 120/240V, 1 phase, 3 wire main disconnect switch feeds splitter arrangement. System is at full capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1957	40	MAR-07
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	200	amps	

Event: Replace Switchgear

Concern:

Installation not in accordance to code. Access to main switch and splitter is blocked by mechanical duct work. System at full capacity.

Recommendation:

Replace with new main distribution panel at a better location.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2008	\$10,000	Medium

Updated: MAR-07

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

Total of 8 branch circuit panels are located throughout school. Majority are either at or reaching capacity, although they are adequate for present needs. Year of installation for panels varies due to school expansions and upgrades, however more than half have lifecycled out.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	30	MAR-07

Event: Lifecycle replacement

Recommendation:

Replace with new. Consolidate Pricing based on replacement of 3 panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$15,000	Medium

Updated: MAR-07

D5010.07.02 Motor Starters and Accessories**

Wallmounted hardwired control in mechanical room to control well pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-07

D5020.01 Electrical Branch Wiring*

Surface wiremold for computer wiring and additional receptacles were installed in hallway and classrooms. Classrooms have sufficient receptacles to meet current needs.

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

D5020.02.02.02 Interior Florescent Fixtures**

Fluorescent fixtures have been provided throughout the school. Fixtures utilize T12 lamps and magnetic ballasts. Some hallway fixtures are bare lamp strip fixtures and should be replaced with safe and aesthetically pleasing fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-07

Event: Lifecycle Replacement

Concern:

Many fixtures are old and are in need of replacement. Also, current technology is inefficient and provides poor lighting quality

Recommendation:

Replace fixtures that are old with new efficient fixtures and retrofit fixtures in good condition with T8 fluorescent lamps and electronic ballasts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$35,000	Medium

Updated: MAR-07

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency battery packs complete with remote heads located throughout school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-07

Event: Lifecycle Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$3,000	Medium

Updated: MAR-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Exterior HPS lighting used on perimeter of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-07

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

All exterior lights are photocell controlled

<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**

Fire alarm system was recently upgraded with new Edwards System Technology Fire Shield single zone fire alarm panel located in Principle's Office. Notification devices include strobe.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	MAR-07

D5030.02.02 Intrusion Detection**

Magnum Alert 1000 Series Security System with PIR motion sensors located throughout. User interface keypad is located at front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	MAR-07

D5030.04.01 Telephone Systems**

Single line provided for Principle and Administration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	MAR-07

D5030.04.04 Data Systems**

Cat5E data cabling. Server rack located in Administration with patch panels, hubs, supernet etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-07

D5030.06 Television Systems*

Some classrooms equipped with Television and DVD/VCR Combo machines. No cable connection.

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

D5030.07 Other Communications and Security Systems*

One classroom is equipped with Projector and Smart Screen.

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

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Basketball hoops are located in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	15	MAR-07

E2010.02 Fixed Casework**

Classrooms equipped with paint finished open shelving with plastic laminate finished counters.
Corridor space contains custom fabricated plastic laminate finished computer stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-07



E2010.02 Fixed Casework** - Related Spaces

The library has fixed and movable wood casework.
Administration spaces have plastic laminated reception counter and shelving units.
Community based food preparation area adjacent to gymnasium contains paint and plastic laminate finished cabinetry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	MAR-07

E2010.03.01 Blinds**

Prefinished non-metal horizontal blinds cover windows in teaching areas.

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

E2020 Moveable Furnishings*

Chairs, desks, and tables are located in all teaching areas, library and administration spaces.

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

F1010.02.04 Portable and Mobile Buildings*

Structural/Architectural

The 1983 portable unit is attached to the north end of the 1963 original school by means of a vestibule element. The unit consists of wood framed floor on concrete foundations, wood framed exterior walls with a stucco finish in acceptable condition, wood framed roof structure with a BUR finish. Exterior fascia consists of stained horizontal wood siding.

Windows are double glazed units with horizontal sliders in aluminum frames and are in acceptable condition. A wood door in a metal frame access the portable from the vestibule is in acceptable condition but requires signage. Interior finishes consist of resilient and carpet floors, painted gypsum board walls and lay-in acoustical tile ceiling with all elements requiring life cycle replacement. The portable contains white and tack boards and are in acceptable condition.

Mechanical

Two (2) Lennox furnaces installed in 1983 provide heating and ventilation for the portable school. The furnaces are controlled by electric thermostats. These two furnaces are in acceptable condition.

Electrical

Power fed from main building into three phase 120/208V panel outside the single portable. Lighting consists of 12 4-lamp T12 fluorescent fixtures with magnetic ballasts. The cost of Life Cycle Replacement for the Lighting is \$2,500. It had been included in D5020.02.02.02.

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



Event: Failure Replacement - Furnaces

Concern:

Furnaces have reached the end of there theoretical life and beginning to show signs of deterioration.

Recommendation:

Replace furnaces with similar units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$10,200	Medium

Updated: MAR-07

F2020.01 Asbestos*

Vinyl asbestos tile located in corridors and classrooms of 1967 school addition.

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

F2020.04 Mould*

No mould observed or reported at time of inspection/review.

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

F2020.09 Other Hazardous Materials*

No hazardous material known or reported at time of inspection/review.

<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**

No designated handicapped parking space provided.

Concrete surfaced entry pad to school's main entry from gravel surfaced non-designated drop-off area.

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

K4010.02 Barrier Free Entrances

No powered automatic doors provided to BFA requirements to main entry doors.

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

Event: Install powered automatic door equipment.

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

Updated: MAR-07

K4010.03 Barrier Free Interior Circulation

Teaching space doors not equipped with lever handled hardware.

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

Event: Install Levered Handled Door Hardware

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$2,000	Unassigned

Updated: MAR-07

K4010.04 Barrier Free Washrooms

Vestibule access to washrooms do not meet BFA requirements.

No toilet stalls, lavatory units or accessories provided to meet BFA requirements.

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

Event: Provide BFA Access & Washroom Equipment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2008	\$30,000	Unassigned

Updated: MAR-07

RECAPP Facility Evaluation Report



Sunset House School

S4143

Sunset House

Facility Details

Building Name: Sunset House School
Address:
Location: Sunset House

Building Id: S4143
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Architectural & Engineering Goup Inc.
Evaluation Date: October 2 2006
Evaluator Name: Vic Maybroda

Total Maintenance Events Next 5 years: \$5,000
5 year Facility Condition Index (FCI): 0%

General Summary:

The site of the Sunset House Elementary School includes a sloped asphalt surfaced driveway from the provincial highway onto a gravel surfaced parking area. There is a potential for the driveway to become slippery during inclement winter conditions. Access from the parking area to the main and secondary entries of the school is by concrete surfaced walkways.

The site contains a small asphalt surfaced basketball play area adjacent to the gymnasium with a grassed areas housing related outdoor play equipment.

The school perimeter comprises of grassed areas containing isolated pockets of mature deciduous trees surrounded on three sides with a chain link fence.

There appears to be adequate slope from the school perimeter to accommodate roof and site drainage.

Overall, the site elements 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**G2010.02.02 Flexible Pavement Roadway (Asphalt)****

Asphalt surfaced driveway from provincial roadway accessing gravel surfaced parking area.

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

G2020.02.01 Aggregate Parking Lots (Gravel)**

Graveled surfaced parking lot area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	10	MAR-07

Event: Add Gravel & Regrade to Parking Area**Concern:**

Uneven gravel surfaced parking/drop off area requiring drainage slope.

Recommendation:

Add gravel to parking/drop off area and provide adequate site drainage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$3,500	Medium

Updated: MAR-07

G2020.06.02 Parking Bumpers*

No parking bumpers provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	MAR-07

Event: Add Concrete Parking Bumpers**Concern:**

School facade is unprotected from vehicular damage from lack of parking area bumpers.

Recommendation:

Install concrete bumpers at parking area adjacent to school facade.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,500	Medium

Updated: MAR-07

G2020.06.03 Parking Lot Signs*

Designated signage for staff, visitor or BFA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	MAR-07

Event: Install Parking Lot Signage

Concern:

No designated signage provided for staff, visitor or BFA parking.

Recommendation:

Install signage to designate staff, visitor and BFA parking areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$1,500	Medium

Updated: MAR-07

G2030.02.01 Gravel Pedestrian Surfacing*

Parking lot and school drop off area.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete surfaced entry pad at main school entry and walkway to entry pad at link section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	15	MAR-07



G2030.06 Exterior Steps and Ramps*

Concrete landings at gymnasium and south school exits.
Wood framed landing at north exit from portable unit.

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

G2040.02 Fences and Gates**

Chain link fencing around school perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	MAR-07

G2040.03 Athletic and Recreational Surfaces**

Small asphalt surfaced basketball court with adjacent grassed surfaced play area housing swings and climbing apparatus.

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

G2040.08 Flagpoles*

Single flagpole adjacent entry to school.

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

G2050.05 Trees, Plants and Ground Covers*

Small section of treed area at climbing equipment play area.
Majority of site is grass covered.

<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*

School serviced by on-site drilled well housed in metal clad shed.

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

G3020.02 Septic Systems*

Septic tank pumped to sewage lagoon.

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

G3060.01 Gas Distribution*

Under ground natural gas service to school by commercial supplier.

<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*

Overhead power line from roadway to wooden pole adjacent main school entry distributed to roof mounted surface entry.

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

G4020.01 Area Lighting*

School wall mounted light fixtures.

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