

RECAPP Facility Evaluation Report

Buffalo Trail Regional Div #28



Wainwright High School

B4230A
Wainwright

Facility Details

Building Name: Wainwright High School
Address: 800 - 6 Street
Location: Wainwright

Building Id: B4230A
Gross Area (sq. m): 0.00
Replacement Cost: \$12,796,620
Construction Year: 0

Evaluation Details

Evaluation Company: Wade Engineering Ltd.
Evaluation Date: June 2 2005
Evaluator Name: Mr. Al King

Total Maintenance Events Next 5 years: \$460,421
5 year Facility Condition Index (FCI): 3.60%

General Summary:

Wainwright High School is located in the Town of Wainwright, Alberta. There are approximately 450 students enrolled. School was constructed in several phases, 1954 (which was demolished in 1997), 60, 64, 71 and 92. Renovations were also conducted in phases in 1971, 84 and 2002 including exterior upgrades and roof replacement.

1964 addition; based on age and poor conditions of interior finishings, conditions of building envelope components (roofing and windows) and the presence of asbestos in ceiling stipple and other finishes, it is recommended that a comparative study be conducted to determine if upgrade costs exceed 75% of replacement costs. A cost of \$5,000 for the study should be budgeted. Replacement costs for building envelope components have been itemized in the appropriate sections. Recommended replacements to be reviewed and deferred if study is to be awarded.

Attic investigation is required to determine integrity of fire separations under gable roofing.

Hazardous materials assessment was completed in 2004, refer to Buffalo Trails Public Schools for report.

Power assists recommended for handicap accessibility compliance.

Site has adequate drainage, grassed sports field. Helicopter pad located on site. Asphalt and gravel parking lots require reconstruction.

Overall facility condition is good with the exceptions noted.

Structural Summary:

Majority of school is slab on grade with remaining 1964 structure grade beam on piles. Wall construction primarily concrete block with structural concrete columns on gymnasium. Exterior walls concrete block and wood frame construction.

Overall condition is good.

Envelope Summary:

Majority of roofing has recently been replaced, Gymnasium roof is scheduled for preventative maintenance in 2006 and replacement in 2012.

1964 roof replacement of pan and batten roofing is noted for 2006, replacement to be reviewed if study is awarded. Windows replaced in previous renovation are primarily PVC windows with sloped glazing on steel frame in room 148. 1964 addition still has original wood windows which are scheduled for replacement (see notes on study).

Exterior finishes consists of face brick, cementitious stucco and EIFS assembly with cementitious finish.

Overall condition with the exception of 1964 addition is good.

Interior Summary:

Architectural and mechanical upgrades recommend for 1964 addition (see note above). All other years have been previously upgraded and are in good condition.

Two concerns noted regarding indoor environment; Noise pollution from mechanical unit in music room and asbestos based stipple finish and insulation wraps in 1964 addition.

Mechanical Summary:

There are 7 areas handled by their own system:

- 1954 - still has 2 gas fired Palm aire units and an air handler to a in slab duct system with 4 zone coils.
- 1960/64 - has radiation along the perimeter and air system from mech. room 112, the attic space is heated with radiation down the center control is Danfoss valves.
- 1971 - gym is served by a multi burner furnace air unit.
- 1971/2002 modernization area has a Eng-Air unit from mech. room 134
- 1998 Library & Administration plus upper level Eng-Air air handler unit from mech. room 180
- 1998 - band room Eng-Air air handler unit is mounted in space (very noisy no barrier from classroom)
- 1998 - shop area has an air handler in ceiling space of hallway off room 116.

Recommend the 1954 be upgraded, retire the Palm aire units (2) the Trane units/in slab needs more fresh air capability for the CTS area, lounge, lunchroom & staff area plus requires an exhaust system.

If the Trane mixing & fan section can be utilized it should, the zone coils & additional supply duct resized for new capacities for the Palm Aire area plus addition exhaust. All should be added to the BMCS with additional DDC controls and monitoring.

The gym unit also retired and a HVAC unit installed c/w fresh air capability & exhaust consideration. (glycol system,addition boiler capacity, & DDC controls back to BMCS)

1998 band room no mechanical addition.

The Eng-Air units appear to have adequate capacity. (total of 3 units)

Shop areas should be reviewed with the fan coil unit and the exhaust system deficiencies (kiln and silk screening area no exhaust)

Electrical Summary:

As noted the 1964 1970 and 1992 section of the school requires upgrades in reference to a code upgrades .Other areas noted refer to energy upgrades,the remaining school has had major upgrades.

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***

1960 (under library) - Grade beam on piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JUN-05

A1030 Slab on Grade*

Concrete slab on grade throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JUN-05

A2020 Basement Walls (& Crawl Space)*

1960 (under library) - 4' crawlspace access not available. No concerns reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

B1010.01 Floor Structural Frame*(Building Frame)

Primarily concrete block with wood frame in remaining sections of 1960.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JUN-05

B1010.02 Structural Interior Walls Supporting Floors*

Primarily concrete block construction; library and adjacent hallways with wood frame from original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

B1010.03 Floor Decks, Slabs, and Toppings*

1964 - wood deck; concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

B1010.05 Mezzanine Construction*

Library - Wood frame on steel post. Music room - mechanical mezzanine steel deck with concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JUN-05

B1010.09 Floor Construction Fireproofing*

Not available for inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

B1020.01 Roof Structural Frame*

1998 - HSS Steel frame. 1964 - wood deck and wood truss.
 1960 wing - Engineered wood truss over original flat roof deck. All other years - OWSJ steel truss

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

B1020.04 Canopies*

Steel frame and post construction at main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	JUN-05

B1020.06 Roof Construction Fireproofing*

1960 wing - deficient fire separations in attic under renovated duralock roof system. Further investigation is required. Refer to K4 - Functional Assessment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

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

Masonry face brick all year except 1998 northwest and 1964 south elevation additions. Mixture of full brick and lower wall coverage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JUN-05

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

East, north and partial west elevations. 2" exterior insulation with stucco finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JUN-05

B2010.01.06.03 Metal Siding**

1964 - cupola and glazed dormer on roof top. Pan and batten. Costs for replacement included with roof replacement on this building section; refer to B3010.07.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	40	JUN-05

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

All elevations except gymnasium. Mixture of 19 mil stucco on wire lath and EIFS system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JUN-05

B2010.01.09 Expansion Control: Exterior Wall Skin*

Masonry control joints in face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	JUN-05

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

Window perimeters, termination between dissimilar materials and various penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	JUN-05

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

Gymnasium, concrete columns and upper clear storey on north side of gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	JUN-05

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

1964 - Wood frame construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

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

2002 Modernization included; exterior air barrier, insulation and EIFS masonry exterior finishes.
 1964 - Wood frame with fiberglass infill and polyethylene vapor retarder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	JUN-05

B2010.06 Exterior Louvers, Grilles, and Screens*

Mechanical louvers in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	JUN-05

B2020.01.01.01 Steel Windows (Glass & Frame)**

Structural glazed skylight in room 148.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	JUN-05

Event: Glazing/caulking repair of structural glazing.

Concern:

Repeated water entry at termination of sloped glazing to exterior wall.

Recommendation:

Review flashing tie-ins and sealant detailing on sloped glazing and effect repairs as required. Contingency amount has been provided to include inspection and repair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$4,815	High

Updated: November 24 2005

B2020.01.01.05 Wood Windows (Glass & Frame)**

1964 - South elevation and dormer of lunchroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	35	JUN-05

Event: Replace deficient wood windows.

Concern:

Water entry and deteriorated wood noted on remaining wood windows in 1964 addition. Visible damage noted in classroom.

Recommendation:

Replace wood windows with PVC window system. Replacement of dormer windows to be scheduled with roof replacement on 1964 sloped metal roof.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$15,943	High

Updated: November 24 2005



B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

2002 - Vinyl windows installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	JUN-05

B2020.02 Storefronts**

Steel frame with sidelight, transom and entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	JUN-05

B2020.04 Other Exterior Windows**

Glass block on gymnasium clear storey.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	JUN-05

B2030.03 Large Exterior Special Doors*

Motorized 3m overhead door with glass panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

B2030.05 Other Exterior Doors**

Fire exit mandors in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

B3010.01 Deck Vapor Retarder and Insulation*

1 ply mopped vapor retarder. Varying amounts of insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

B3010.02.02.03 Metal Roofing Tiles*

Decoratiles on gable roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

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

Gymnasium - BUR

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

Event: Reroof gymnasium. (810 m2)

Concern:

Roof nearing end of its expected life cycle. Preventive maintenance repairs required in 2006.

Recommendation:

Reroof with SBS membrane and sloped R20 insulation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$74,900	Low

Updated: November 24 2005

Event: Roof stripping repairs.

Concern:

Exposed felts and loss of asphalt on roof perimeter.

Recommendation:

Remove and replace cap flashing, install new perimeter stripping and complete maintenance repairs on blisters and ridges.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$3,745	Medium

Updated: November 24 2005

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

2002 - SBS membrane installed on 1971, 1998 and portion of 1964 addition. Approximately 50% of total roof area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

B3010.07 Sheet Metal Roofing**

1964 addition, pan and batten prefinished steel roofing on west elevation between gymnasium and gable roof on east wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	0	40	JUN-05

Event: Replace steel roofing on 1964 addition.

Concern:

Original pan and batten roofing evidenced leaking concerns, roof area was over sprayed with spray in place urethane foam and aluminized coating. Roof continues to leak and has significant ice damning problems. Water entry noted in several locations into underlying spaces. Frosting problems noted in plenum above acoustic suspended ceiling adjacent to music room. Plaster finish on ceiling contains asbestos materials and staining and loss of coating is a problem.

Recommendation:

Remove foam and underlying steel roofing, replace deck, vapor retarder and install new insulation and SBS roofing system or standing seam metal roof. Scope of work to include new metal siding on cupola and dormer face.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$163,175	High

Updated: November 24 2005

B3010.08.02 Metal Gutters and Downspouts**

6" metal gutters gable roofs and gutter on sloped pan and batten roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

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

Access hatch, various plumbing and mechanical penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

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

Various wood/metal framed gypsum board and/or concrete block wall throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

C1010.02 Interior Demountable Partitions*

1971 - collapsible partition creating two rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

C1010.03 Interior Operable Folding Panel Partitions**

Folding partition in gymnasium and room 181.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

C1010.04 Interior Balustrades and Screens, Interior Railings*

Steel posts and railings in music room, library and computer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

C1010.05 Interior Windows*

Steel framed single pane and wired glass in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

C1010.06 Interior Glazed Partitions and Storefronts*

Steel framed with transom and sidelights in general offices, library and vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

C1010.07 Interior Partition Firestopping*

Gypsum board finish with fire tape.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

C1020.01 Interior Swinging Doors**

Metal framed solid wood/steel doors with glass inserts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

C1020.03 Interior Fire Doors*

1964 - Rope release rolling fire door. All other years - Steel door with panic bars and magnetic release.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

C1020.07 Other Interior Doors*

Wood shutters in book storage. Horizontal sliding metal shutter in cafeteria.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

C1030.01 Visual Display Boards**

All years - Chalk, white and tack boards throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	JUN-05

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

Various floor/wall mounted metal toilet/shower compartments in washroom and change rooms. 1964 addition requires architectural/mechanical upgrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

C1030.06 Handrails*

Wall mounted steel handrail in computer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

C1030.08 Interior Identifying Devices*

Illuminated exit signs, room plates and assorted hallway signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	JUN-05

C1030.10 Lockers**

Standard metal lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

C1030.12 Storage Shelving*

(1) wood boot rack and wood and/or steel adjustable shelving in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	JUN-05

C1030.14 Toilet, Bath, and Laundry Accessories*

Paper towel, soap, toilet paper dispensers and electric hot air blowers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

C2010 Stair Construction*

Library - Wood construction (2) Gymnasium - Concrete construction (2) & wood construction to multipurpose room (stage) (1)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

C2020.05 Resilient Stair Finishes**

Gymnasium - Linoleum tread and nosing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

C2020.06 Carpet Stair Finishes**

Library - Sheet carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	JUN-05

C2020.08 Stair Railings and Balustrades*

Gymnasium & library - Wood and/or steel, wall/stringer mounted railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

C3010.02 Wall Paneling**

1964 - Cedar panel finish walls and vaulted ceiling in cafeteria.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

C3010.04 Gypsum Board Wall Finishes*

Interior partitions in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

C3010.06 Tile Wall Finishes**

Ceramic wall tiles in washrooms/change rooms, around water fountains and janitorial sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

C3010.09 Acoustical Wall Treatment**

Acoustical wall treatments in room 148.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	JUN-05

C3010.11 Interior Wall Painting**

Latex interior paint throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	5	JUN-05

C3010.14 Other Wall Finishes**

General office - Vinyl faced gypsum board with batten strips.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

C3020.01 Concrete Floor Finishes (Paint)*

Clear sealer in CTS rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	JUN-05

C3020.02 Tile Floor Finishes**

Ceramic/mosaic tiles in washrooms and change rooms. Ceramic tile in (2) entryways. 1964 addition requires architectural/mechanical upgrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

C3020.04 Wood Flooring**

Gymnasium sport floor and multipurpose room (stage).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	JUN-05

Event: 1971 - Replace gymnasium flooring. (647 m2)

Concern:

1971 - Gymnasium flooring no longer servicable. Open floor joints, warped boards, finish has been sanded on three previous occasions. Insufficient wood depth for resanding.

Recommendation:

Replace hardwood sports floor and repaint markings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$167,455	High

Updated: November 24 2005

C3020.07 Resilient Flooring**

All years - commercial grade sheet linoleum. 1964 addition requires architectural/mechanical upgrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

C3020.08 Carpet Flooring**

All years - Tile/sheet carpeting in various locations. 1964 addition requires architectural/mechanical upgrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	JUN-05

Event: 1960 wing - Carpet replacement in classrooms. (405 m2)

Concern:

Worn and lifting sheet carpeting.

Recommendation:

Remove and replace with commercial grade sheet carpet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$31,993	High

Updated: November 24 2005



C3020.14 Other Floor Finishes**

12 mil rubberized sports floor in 2nd floor weight room in gym. VA tile installed underneath, condition is acceptable until replacement is required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	5	JUN-05

C3030.01 Concrete Ceiling Finishes*

1971 - Exposed Precast T-beam with paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	JUN-05

C3030.02 Ceiling Paneling (Wood)*

1964 - Cedar wood panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

C3030.04 Gypsum Board Ceiling Finishes*

Mechanical/storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

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

Throughout all years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

C3030.07 Interior Ceiling Painting**

Latex interior paint.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	JUN-05

C3030.09 Other Ceiling Finishes*

1964 - Ceilings finished with asbestos based stipple. 1971 - Fibre board acoustic tile adhered to underside of gymnasium Precast T-beams. 1964 addition requires architectural/mechanical upgrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	JUN-05

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

Both tank type & flush valve. (older areas tank) no discolouration or staining.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

D2010.02 Urinals**

floor mount flush valve type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

D2010.03 Lavatories**

enamel steel type in older areas Hawys wash station in the 1971/2002 modernization area
2000 upgrade SS lavs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

D2010.04 Sinks**

SS counter type - (10)science, some classrooms, coffee & lunch rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

D2010.05 Showers**

wall mount head c/w time out push valve (a push valve missing)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D2010.08 Drinking Fountains / Coolers**

porcelain in most of the halls & a refrigerated unit in 2002 modernization area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D2010.09 Other Plumbing Fixtures**

2000 upgrade FAIT stone janitor floor mount c/w vacuum breaker trim. Room 118

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping. Majority of distribution piping in school. New piping added as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

D2020.01.03 Piping Specialties (Backflow Preventors)**

Main water feed and sprinkler tree, hose bibbs still require vacuum breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D2020.02.06 Domestic Water Heaters**

AO Smith hot water tank 80 gal. c/w Grundfos circ. pump spark ignition, & circ. pump (rm180) core area.
 Gym insulated storage tank (10'x3'dia) c/w Raypack boiler model 659. & Grundfos pump (pump under repair)
 1971 area State rm 134 80 gal c/w flue damper, spark ignition, & circ. pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	JUN-05

D2020.03 Water Supply Insulation*: Domestic

Piping appears to have all insulation intact

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

D2030.01 Waste and Vent Piping*

no operational problems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

D2030.03 Waste Piping Equipment*

no operational problems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

D2040.01 Rain Water Drainage Piping Systems*

No storm system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

D2040.02.04 Roof Drains**

scupper and drains splash to grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

D3010.02 Gas Supply Systems*

From town supplier, separate feeds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

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

3 Super Hot boilers model AAB 3000-N-M (240,000,000 btu)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

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

3 separate up through roof, flues
combustion air c/w trap & unit heater tempering system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

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

Pot feeders and maintenance program

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3020.03.01 Furnaces**

Gym has large gang type of furnace Hayes Sed model 405SED -EC 364MBH input.
(built up unit F/A, R/A,S/A & fans return/supply)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

Event: replace with new unit c/w glycol preheat coil for higher ventilation capabilities.

Concern:

lack of ventilation

Recommendation:

replace with new unit c/w glycol preheat coil for higher ventilation capabilities.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$64,200	Medium

Updated: November 24 2005

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

Combine up through roof along with DHW boiler in gym mech. room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3020.06 Other Heat Generation Systems*

Plate heat exchangers provides heated propylene glycol for two (2) air system heating coils.
One in mechanical room 112 the other in room 134
(There should be one room 180a no info)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

D3030.06.02 Refrigerant Condensing Units**

Mitsubishi Slim Line mounted on exterior of Hub room 108 (3 ton type) unit is too small, additional capacity required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

Event: additional capacity required

Concern:

capacity of unit is too small.

Recommendation:

match room load to new equipment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$5,350	Medium

Updated: November 24 2005

D3040.01.01 Air Handling Units: Air Distribution**

1998 renovation core block Library, Admin.,rm 137 &138 Eng-Air unit LM-18-C
 Band room Eng-Air unit LM-18-c
 2000 modernization Eng-Air unit LM-18-c (Eng-Air units may be different models)
 1984 reno area west side -Trane (ToriVent) model T17MPVIWFH in slab duct system. (4 zone coils)
 1960 area -Trane (ToriVent) for the south side over head duct system.(plus zone coils)
 Built up unit in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

Event: Indoor Air Quality Upgrade increase in ventilation rate

Concern:

ventilation rate is to low

Recommendation:

add glycol coil & system to west Trane unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$53,500	Medium

Updated: November 24 2005

D3040.01.02 Fans: Air Distribution*

part of units. Eng-air units & Trane unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3040.01.03 Air Cleaning Devices:Air Distribution*

Air system filter section complete with 50 mm throw away filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3040.01.04 Ducts: Air Distribution*

1960/1964 over head duct system
 1900 in slab plus Palm aire units (2)
 1971 (2000 modernization) over head system.
 1971 gym low side wall duct
 1998 shop over head duct system
 1998 core/library over head system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	JUN-05

D3040.01.07 Air Outlets & Inlets:Air Distribution*

1900 floor grilles
 1971 gym side wall grilles
 all other areas square diffusers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3040.03.01 Hot Water Distribution Systems**

steel pipe reverse return

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	JUN-05

D3040.04.01 Fans: Exhaust**

Domex style on roof shared system between washrooms & janitor one fan per group.
 1971 / 2000 room 128 science prep/storage room fume hood + chemical storage cabinet c/w packaged exhaust system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

Event: HEC requires an exhaust system

Concern:

No exhaust from the cooking areas.

Recommendation:

Provide an exhaust system with the ventilation upgrade.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2006	\$16,050	Medium

Updated: November 24 2005

D3040.04.03 Ducts: Exhaust*

Galvanized duct up to roof curb c/w dampers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

D3040.04.05 Air Outlets and Inlets: Exhaust*

Std. grille size for area served.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

D3040.05 Heat Exchangers**

Plate type hot water to glycol for preheat coil.
Viewed 2 units room 112 & 134.
should be one in room 180

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3050.01.01 Computer Room Air Conditioning Units**

Evaporator fan coil Mitsubishi other 1/2 of system - lacks capacity for room load.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JUN-05

Event: Upgrade add unit to meet load

Concern:

Insufficient cooling

Recommendation:

Additional unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2006	\$5,350	Medium

Updated: November 24 2005

D3050.02 Air Coils**

zone coils off 2- Trane units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3050.05.02 Fan Coil Units**

Fan coil for shop area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D3050.05.03 Finned Tube Radiation**

1960/1964 perimeter radiation good coverage
1960/1964 area attic radiation on Danfoss self power valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

D3050.05.06 Unit Heaters**

Entrance have electric,or fan coils or off air system, or non at all Boiler room 180 for combustion air

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JUN-05

Event: Entrance heaters at all outside doors

Concern:

Cold drafts. Operating Efficiency

Recommendation:

Unit heaters/fan coils at each entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$10,700	Medium

Updated: November 24 2005

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

1998 Band room has radiant ceiling panels.
Shop area 1998 panels over work benches along walls.
CHECK 2000 MODERNIZATION AREA

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	JUN-05

D3050.07 Other Terminal and Packaged Units*

1964 area 2-Palm Aire units gas heating/vent unit (pass life cycle)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	JUN-05

Event: Replace with a air system & radiant panel heating.
Provide new entrance heaters at all door.

Concern:

Passed useable life cycle, no replacements available
Uneven temperature in space.

Recommendation:

Replace with a air system & radiant panel heating.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$32,100	Medium

Updated: November 24 2005

D3060.02.01 Electric and Electronic Controls**

Line voltage thermostats for entrance heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JUN-05

Event: Operating Efficiency Upgrade

Concern:

Operating Efficiency

Recommendation:

Updated and functional controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$1,070	Medium

Updated: November 24 2005

D3060.02.02 Pneumatic Controls**

Valve and damper actuators for final control.
(from DDC sensors)
Still operational compressor and air dryer for pneumatic actuators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	JUN-05

D3060.02.04 Self-Powered Controls*

In attic radiation on Danfoss self power valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

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

Dimex DDC

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

D4010 Sprinklers: Fire Protection*

Sprinklers in 2000 modernization of 1971 extra zones available on tree c/w tamper valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

D4020 Standpipes*

For fire hose.
For sprinklers in 2002 modernization upgrade.
2- extra takeoffs c/w valve for next addition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	JUN-05

D4030.01 Fire Extinguisher, Cabinets and Accessories**

A combination of extinguishers & fire hose.
2002 modernization & gym has fire hoses in cabinets plus extinguishers.
All other areas 10# bottles in cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	JUN-05

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

Main electrical pad mount transformer located to the south of the gym , underground secondary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	JUN-05

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

The Main Distribution Panel is as manufactured by Federal pioneer and is rated at 120/208 volt 3ph. 4wire,1000 amps, no surge protection

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	JUN-05

Event: **Conduct a maintained program on main switchgear**

Concern:

No surge protection, Switchgear was installed in 1970

Recommendation:

Add surge protection. Conduct a maintained program on main switchgear

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$5,885	Medium

Updated: November 24 2005

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

The 1964 portion of the school has the original main panel . All panels are max. out and breakers are no longer available. Remaining areas panels are acceptable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	JUN-05

Event: **Replace 1964 main panel.**

Concern:

Are the original breakers still functional.

Recommendation:

Replace all 1964 panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$26,750	Medium

Updated: November 24 2005

D5010.07 Motor Control Centers (Motor Control)**

Mcc as manufactured by square D

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

D5010.07.02 Motor Starters and Accessories**

Local manual starters for motors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

Event: Starter function

Concern:

Starters not operating properly

Recommendation:

Replace all starters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$4,815	Medium

Updated: November 24 2005

D5020.01 Electrical Branch Wiring*

Branch circuit wiring is suspect in the 1964 portion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	JUN-05

Event: Does wiring meet code.

Concern:

Wiring in the 1900 section of the school, is it 90 degree rated for lighting circuits.

Recommendation:

Further investigation is required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$3,745	Medium

Updated: November 24 2005

D5020.01.03 Wiring Devices

The 1964 and some of the 1992 section classrooms are lacking receptacles within the classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	JUN-05

Event: Operating efficiency

Concern:

Not enough receptacles for auxiliary equipment in the classrooms

Recommendation:

Add two receptacles per classrooms in the 1964 and 1992 sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$4,815	Medium

Updated: November 24 2005

D5020.02.01 Lighting Accessories (Lighting Controls)*

Lighting in the 1964 section consist of surface fluorescent fixtures with T12 lamps and magnetic ballast. School has had a T8 lighting upgrade utilizing recessed fixtures in the hallways with prismatic lens and recessed in the classrooms with parabolic lens. Levels in the 1964 section are poor. In the 1992 section the lighting is T12 with magnetic ballast.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JUN-05

Event: Replace T12 lamps.

Concern:

Old lighting fixtures, big energy draw T12 lamps

Recommendation:

Replace with T8 lamps and electronic ballast

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2006	\$69,550	Medium

Updated: November 24 2005

D5020.02.02.02 Interior Florescent Fixtures**

See lighting and accessories

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

D5020.02.02.03 Interior Metal Halide Fixture*

Fixtures within the shop areas are HID. indirect type

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	JUN-05

Event: Lighting upgrade.

Concern:

Lighting is not practical for shops with rotating equipment. levels are insufficient.

Recommendation:

Replace with T8 strip lighting with wire guards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$6,955	Medium

Updated: November 24 2005

D5020.03.01.03 Exterior Metal Halide Fixtures*

The 1964 and 1970 section of the exterior needs to be upgraded to match the new exterior fixtures on the remaining school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

Event: Security lighting

Concern:

Lack of exterior lighting

Recommendation:

Add to match base bldg.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$4,280	Medium

Updated: November 24 2005

D5020.03.03 Emergency Lighting*

No emergency lighting in the 1964 section

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JUN-05

Event: Emergency light levels do not meet code.

Concern:

Lighting levels for emergency evacuation do not meet code.

Recommendation:

Add new self test technology emergency battery packs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$6,955	High

Updated: November 24 2005

D5030.01 Detection and Fire Alarm**

The school has a fire alarm system as manufactured by Edwards 6632 hardwired system with visual devices. Main panel is located at the main entry and remote annunciator panel at the east entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	JUN-05

Event: Install emergency lighting.

Concern:

This system will be obsolete in the near future

Recommendation:

Replace with new addressable technology with horn strobes and isolation modules

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$37,450	Medium

Updated: November 24 2005

D5030.02.02 Intrusion Detection**

System as manufactured by Chubb, Door contacts and motion sensors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

D5030.03 Clock and Program Systems**

Clocks are 120volt as manufactured by Edwards

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

D5030.04.02 Paging Systems*

System is as manufactured by Telcor with a combination of Panasonic and Northern Telecom phone hand sets in the classrooms and general offices

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

D5030.04.04 Data Systems**

School presently has cat5e cabling throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

D5030.05 Public Address and Music Systems**

See paging system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	JUN-05

D5030.06 Television Systems*

No cable television service to the school. Presently all classrooms in the 2000 modernization have coax cabling to each classroom

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	JUN-05

Event: Add television system

Concern:

Television is a media for learning and should be carried throughout the remaining school

Recommendation:

Add into the 1964 1992 areas of the school

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$10,700	Low

Updated: November 24 2005

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

Computer/study stations (4)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

E1020.07 Laboratory Equipment*

Pass thru fume hood, water and gas distribution and prep room (chemical storage).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

E1030.01 Vehicle Service Equipment*

Overhead chain fall, engine stand and various tools in CTS room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

E1090.03 Food Service Equipment*

Sliding double glass cooler, upright freezer and ice cream maker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	JUN-05

E1090.04 Residential Equipment*

Microwaves, electric ranges, fridges, washer and dryer located in cafeteria, HEC room and/or staff lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	JUN-05

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

(2) electric basketball nets (4) winch operated basketball nets, electric scoreboard and wall mounted climbing apparatus.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	JUN-05

E2010.02.05 Educational Facility Casework*

Various floor and/or wall mounted cabinetry with laminate countertops in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	JUN-05

E2010.02.07 Kitchen Casework*

HEC - Base cabinets with laminate countertops and wall mounted cupboards. Various shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	JUN-05

E2010.02.08 Laboratory Casework*

Base cabinets with laminate countertops with ss basins and wall mounted glass faced cupboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	JUN-05

E2010.02.09 Library Casework*

Freestanding and wall mounted metal/wood shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	JUN-05

E2010.02.99 Other Casework*

Glass faced display cabinets in hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

E2010.03.01 Blinds**

Horizontal and Vertical blinds throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	JUN-05

E2020 Moveable Furnishings*

Assorted desks, chairs and tables throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

F1020.02 Special Purpose Rooms*

(3) soundproof practice rooms in music room, (1) open welding booth with curtain (1) open paint booth with back draft vent and curtain, dust collection system in shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

F2020.01 Asbestos*

Asbestos materials found in stipple finish and insulation materials. Asbestos is contained and should be abated when renovations occur. See hazard material report.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

F2020.09 Other Hazardous Materials*

See hazardous assessment report.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

S8 FUNCTIONAL ASSESSMENT**K3010 Building Services**

No problems noted or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

K3020 Indoor Environment

1964 - Asbestos based finishing materials present in this addition, corrosion noted in shower enclosures and water entry problems with related potentials for mold growth. Recommend study to assess costs for architectural upgrade versus replace with new.

1998 Music room - Mechanical equipment on mezzanine is open to classroom, numerous complaints regarding noise levels are a continuing concern.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	JUN-05

K40 Current Code Issues

(1960 wing) gable roof addition; Fire separation/fire walls in attic has been compromised in various locations. Attic inspection required to determine required repairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

Event: Attic inspection firewall review.**Concern:**

During site evaluation breaches in fire rated drywall were noted.

Overall fire stop protection may be compromised in other areas.

Recommendation:

The appropriate professional should conduct an inspection to determine the extent of problem and provide recommendation for corrective repairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$3,745	High

Updated: November 24 2005

K4010.01 Barrier Free Route: Parking to Entrance

Meets accessibility requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

K4010.02 Barrier Free Entrances

Meets accessibility requirements. Power assists may be required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	JUN-05

Event: Install power operator assists.

Concern:

No power assist for handicap access.

Recommendation:

Install power operator if needed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2006	\$3,210	Low

Updated: November 24 2005

K4010.03 Barrier Free Interior Circulation

Meets accessibility requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

K4010.04 Barrier Free Washrooms

Meets accessibility requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	JUN-05

RECAPP Facility Evaluation Report

Wainwright High School

S4230

Wainwright

Facility Details	
Building Name:	Wainwright High School
Address:	
Location:	Wainwright
Building Id:	S4230
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	
Evaluation Date:	
Evaluator Name:	

Total Maintenance Events Next 5 years:	\$106,786
5 year Facility Condition Index (FCI):	0%

General Summary:

Large grassed site with football field and running track. Mature trees and shrubs.

Gravel resurfacing of fire lane and parking lots, repaving parking lots and target replacements of sidewalks required.

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

Fire lane access roadway on west side of facility.

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

Event: Regrade fire lane. (505 m2)**Concern:**

Rough surface, pot holes.

Recommendation:

Apply additional gravel and regrade.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$3,531	Low

Updated: November 24 2005

G2010.06 Roadway Appurtenances*

Concrete median dividing parking area.

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

G2020.02.01 Aggregate Parking Lots (Gravel)**

Student and maintenance parking.

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

Event: Reconstruct gravel parking lot (2,632 m2).**Concern:**

Severe pot holing, swales and ponding water.

Recommendation:

Rough grade add 100 mm new material and finish grade.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$36,380	High

Updated: November 24 2005

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

Student, staff and visitor parking.

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

Event: Reconstruct failed pavement. (2125 m2)

Concern:

Severe pot holing, alligating and improper compaction of substrate.

Recommendation:

Fill potholes, hot mix 50 mm overlay and compact.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$50,290	High

Updated: November 24 2005



G2020.06.01 Traffic Barriers*

Steel pipe and posts, precast curb stops

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

G2020.06.04 Pavement Markings*

Stall markings in parking lot. Include 2 handicap stalls.

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

Event: Repaint parking stall lines.

Concern:

No marked parking stalls.

Recommendation:

Apply new markings after repaving and add handicap parking.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$1,605	Low

Updated: November 24 2005

G2030.03 Pedestrian Unit Pavers**

Unistone walkways at 1998 addition.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Poured concrete from city sidewalk to entry doors.

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

Event: Replace deficient walkways (target repairs) (95 m2)

Concern:

Delaminated, cracked and displaced concrete.

Recommendation:

Cut out and replace affected areas with new concrete.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$14,980	Medium

Updated: November 24 2005

G2040.02 Fences and Gates**

4' & 5' frost fence.

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

G2040.03 Athletic and Recreational Surfaces**

Grassed football field and a shale running track.

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

G2040.06 Exterior Signs*

School and division identification signage.

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

G2040.09 Covers and Shelters*

Spotting tower on football field, (2) small maintenance sheds and (1) large wood shed with stucco finish and shingle roof.

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

G2040.11 Retaining Walls*

Allan block retaining wall at the 1998 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	

G2050.04 Lawns and Grasses*

Grassed landscaping throughout site.

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

G2050.05 Trees, Plants and Ground Covers*

Various trees and shrubs throughout.

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

G2050.07 Planting Accessories*

Allan block planters on front elevation.

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

G3010.02 Site Domestic Water Distribution*

City service.

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

G3020.01 Sanitary Sewage Collection*

City service.

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

G3030.01 Storm Water Collection*

Surface drainage.

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

G3060.01 Gas Distribution*

City service.

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

G4010.01 Electrical Substations*

Pad mounted transformer by gymnasium.

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

G4010.02 Electrical Power Distribution Lines*

Underground service.

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

G4010.04 Car Plugs-ins*

Staff parking on stand poles.

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

G4020.01 Area Lighting*

Wall mounted flood lighting in various locations.

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