

RECAPP Facility Evaluation Report

Grande Yellowhead Reg Div #35



Sheldon Coates Elementary School

B3489A
Grande Cache

Facility Details	
Building Name:	Sheldon Coates Elementary
Address:	P. O. Box 30
Location:	Grande Cache
Building Id:	B3489A
Gross Area (sq. m):	1,913.50
Replacement Cost:	\$5,421,547
Construction Year:	1976

Evaluation Details	
Evaluation Company:	Wade Engineering
Evaluation Date:	October 24 2007
Evaluator Name:	Mike Pangman/Ron Shannon

Total Maintenance Events Next 5 years: **\$698,469**
5 year Facility Condition Index (FCI): **12.88%**

General Summary:

Located in the town of Grande Cache, with a current enrollment of 172 students the school serves K - 3. Originally constructed in 1976, portables were added in 1981 & 1992. All original portables have been removed with one new portable added in 2007. Interior modernization of staff and counseling areas was completed in 1992.

Structural Summary:

Slab on grade with standard strip footing foundations, concrete block and structural steel construction. OWSJ and steel Q deck. Elevation change for gym which sits approx. 1m below rest of school.

Overall condition is Good.

Envelope Summary:

Veneer brick face details most of the school with small area of stucco at main entry and concrete block around gymnasium. Vinyl windows and steel doors with wood canopies and fascia details above. Majority of roofing has been replaced over the past 2 years with the remaining portion expected to be completed in 2008. Plans not available for detailed wall construction, but believe to include 50mm rigid insulation and air barrier.

Overall condition is Good.

Interior Summary:

Painted block, suspended T-Bar acoustic ceiling, sheet lino and VC tile flooring throughout with wood gym floor and nominal carpet. Barrier free compliance requires stair lift required to gymnasium and power assist door entry access.

Overall condition is Acceptable.

Mechanical Summary:

The overall condition is acceptable. The existing mechanical system consists of a hot water heating system, using the perimeter radiation system for general office area and classroom application. Gymnasium is heated and ventilated by air handling unit. Entire heating and ventilation system is in fair condition. A few items are behind on their lifecycle replacements. - Waste piping. - Water treatment equipment. - Portable furnaces. - AHUs. - Hot water distribution system. - Air in and outlets. - Air coil.

Electrical Summary:

Many electrical sub-panels are at capacity and should be upgraded. Some emergency lighting and exit signage needs upgrading. Exterior security lighting and controls need repair. PA/Music system must be replaced.

Overall condition is acceptable.

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***

Grade beam on strip footings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

A1030 Slab on Grade*

Slab on grade throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

B1010.01 Floor Structural Frame (Building Frame)*

Concrete block

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

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

Concrete block

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

B1010.09 Floor Construction Fireproofing*

Non-combustible construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

B1020.01 Roof Structural Frame*

OWSJ and steel Q deck supported on concrete block and Steel I beam.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

B1020.06 Roof Construction Fireproofing*

Fire proof inserts where required with coating applied where necessary when visible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Veneer face brick on majority of school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	75	MAR-08

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Painted concrete block wall around gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	75	MAR-08

B2010.01.06.02 Composite Panels*

Fiberglass panels beneath window openings.

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

B2010.01.06.04 Wood Siding**

Painted cedar siding canopies over window and doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

Event: Replace wood siding on canopies - 48m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,949	Unassigned

Updated: APR-08

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

Small area of stucco by main entry with acrylic dormer window insert.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	75	MAR-08

B2010.01.09 Expansion Control: Exterior Wall Skin*

Masonry control joints

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

B2010.01.11 Joint Sealers (caulking): Ext. Wall - 1976 Section**

Caulking around windows and doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1988	20	MAR-08

Event: Replace exterior caulking - 122m

Concern:

Window and door sealants have failed.

Recommendation:

Cut out and replace with new backer rod and Urethane caulking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$6,864	Medium

Updated: APR-08

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	15	MAR-08

Event: Paint Exterior Wall (226m2)

Concern:

Exterior gym wall paint is peeling and cracking.

Recommendation:

Repaint gym walls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$6,978	Low

Updated: APR-08

B2010.02.03 Masonry Units: Ext. Wall Const. - 1976 Section*

Concrete block walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

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

No plans to confirm but assumed to have air space with ridged insulation min. 25mm.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

B2010.09 Exterior Soffits - 1976 Section*

T & G cedar soffit beneath window and entrance door canopies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows**

Acrylic domed window (skylight style) on vertical plane by main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

Event: Replace domed window.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$2,288	Unassigned

Updated: MAR-08

B2020.01.01.06 Vinyl, Fibreglass &Plastic Windows**

Vinyl windows with lower insulated spandrel panels and horizontal sliders

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-08

Event: Replace windows - 50.4m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$40,326	Unassigned

Updated: APR-08

B2030.01.02 Steel-Framed Storefronts: Doors**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Exterior Entrance Doors (18 panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$60,518	Unassigned

Updated: APR-08

B2030.02 Exterior Utility Doors**

One single and one double panel doors accessing gym and staff areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

Event: Replace Exterior Utility Doors (3 panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,974	Unassigned

Updated: APR-08

B3010.01 Deck Vapor Retarder and Insulation*

2 ply #15 felt fully adhered in hot asphalt vapour retardant and sloped Type II EPS with 25mm fiberboard insulation package average R20

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

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

4 ply BUR roof over west side of facility

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	25	MAR-08

Event: Replace BUR (590m2)

Concern:

Original BUR roof over west class rooms is beyond expected life with extensive blistering and exposed felt evident.

Recommendation:

Replace balance of original roof. We understand this work has been approved for completion in 2008.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$181,667	High

Updated: APR-08

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

SBS roofing has replaced original roofing over the past 3 years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	MAR-08

Event: Replace SBS roof (1323m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$407,264	Unassigned

Updated: APR-08

B3020.02 Other Roofing Openings (Hatch,Vent, etc) - 1976 Section*

Mechanical, electrical vents and openings together with roof access hatch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

S3 INTERIOR

C1010.01.03 Unit Masonry Assemblies: Partitions -

Concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

C1010.02 Interior Demountable Partitions*

Wood veneer finish on partition wall installed behind stage curtain creating computer lab. Additional partitions located in administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	0	MAR-08

C1010.05 Interior Windows*

Reinforced glazing set in steel frames at various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

C1010.05.11 Pass Windows

Wood rollup screen located in staff/canteen for food pass through.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	0	MAR-08

C1010.07 Interior Partition Firestopping*

Fire rated GWB and blocking inserted where required when visible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

C1020.01 Interior Swinging Doors (& Hardware)*

Wood solid core doors into class rooms and other areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

C1020.03 Interior Fire Doors*

Two sets of double panel fire doors in halls and fire rated doors at mechanical, janitorial, and storage locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

C1020.04 Interior Sliding and Folding Doors*

Glass with aluminum frame slider for entry to administration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

C1030.01 Visual Display Boards**

Standard chalk, tack and white boards throughout the school. Several Display cases are scattered through school halls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-08

Event: Replace Visual Display Boards (66)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$70,814	Unassigned

Updated: APR-08

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

Painted steel W/C compartments in wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Fabricated Compartments (12)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$20,363	Unassigned

Updated: APR-08

C1030.08 Interior Identifying Devices*

Emergency exit, class room identification, and directional signs throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

C1030.12 Storage Shelving*

Steel and wood, fixed and adjustable standard shelving units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

C1030.14 Toilet, Bath, and Laundry Accessories*

Plastic: toilet paper, soap and paper towel dispensers in all wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

C2010.04 Wood Stair Construction

Stairs leading from main hall down to gym and a second set leading from the gym up to the stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

C2020.05 Resilient Stair Finishes**

Rubber tread and nosing on both sets of stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-08

Event: Replace Stair treads (5m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$1,373	Unassigned

Updated: APR-08

C2020.08 Stair Railings and Balustrades*

Single and double hand rails of 37mm X 140mm for both sets of stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

C3010.02 Wall Paneling**

Varnished cedar T & G accent wall around stage opening in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Wall Paneling (28m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$5,834	Unassigned

Updated: APR-08

C3010.06 Tile Wall Finishes**

100mm sq. Ceramic tile wall finish in wash rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	40	MAR-08

Event: Replace Tile Wall Finishes (180m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$60,746	Unassigned

Updated: APR-08

C3010.11 Interior Wall Painting*

Painted concrete block and GWB partitions throughout the school, re-coated as needed under operational maintenance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	10	MAR-08

C3020.01.02 Paint Concrete Floor Finishes*

Painted floors in mechanical and janitorial rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	10	MAR-08

C3020.02 Tile Floor Finishes**

Mosaic ceramic tile in all wash rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-08

Event: Replace Tile Floor Finishes (67m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$22,766	Unassigned

Updated: APR-08

C3020.04 Wood Flooring**

Sport cushioned wood floor in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Gym Floor (223m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$89,118	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - Sheet**

Sheet vinyl flooring located in staff, gym storage and science room together with all hall areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	20	MAR-08

Event: Replace Resilient Sheet Flooring (799m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$108,108	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - Tile - 1992**

VC tile located through most of the classrooms and administration areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-08

Event: Replace VC tile (575m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$38,324	Unassigned

Updated: APR-08

C3020.07 Resilient Flooring - Tile - 2000**

VC tile flooring located in councilors offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	MAR-08

Event: Replace VC tile (27m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$1,830	Unassigned

Updated: APR-08

C3020.08 Carpet Flooring**

High volume low pile carpeting located in library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2007	15	MAR-08

Event: Replace Carpet Flooring (137m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$16,817	Unassigned

Updated: APR-08

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

Acoustic tile ceiling throughout entire school except gym and mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	25	MAR-08

Event: Replace Acoustic Ceiling Treatment (Susp.T-Bar) (1619m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$104,447	Unassigned

Updated: APR-08

C3030.07 Interior Ceiling Painting*

Painted underside of Steel Q Deck in gym and mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-08

S4 MECHANICAL

D2010.04 Sinks - **

Stainless kitchen and Iron janitorial sinks are original 1976.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Sinks (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$4,576	Unassigned

Updated: APR-08

D2010.08 Drinking Fountains / Coolers - **

All drinking fountains are original 1976 ceramic.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-08

Event: Replace Fountains (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,635	Unassigned

Updated: APR-08

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1976**

Original washroom equipment installed 1976. Additional disabled washroom equipment replaced 2002. Standard vitreous China flush tank WC's floor standing urinals and vitreous China lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Fixtures WC (12) Lav (8) Urnl (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$36,608	Unassigned

Updated: APR-08

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 2002**

Refer to Section D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1976.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	35	MAR-08

Event: Replace Fixtures WC (1) Lav (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$3,546	Unassigned

Updated: APR-08

D2020.01.01 Pipes and Tubes: Domestic Water - *

All visible piping inspected was copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D2020.01.02 Valves: Domestic Water - **

Main domestic water valve in the mechanical room appears to be in reasonable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

Event: Replace Valves: Domestic Water (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,144	Unassigned

Updated: APR-08

D2020.02.02 Plumbing Pumps: Domestic Water - **

Motor has been changed already around 1996 however the remaining pump is original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-08

Event: Replace plumbing pump & motor (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$3,432	Unassigned

Updated: APR-08

Event: Replacement pump

Concern:

The circulation pumps bearing assembly is starting to wear and may fail.

Recommendation:

Replace the bearing assembly

Consequences of Deferral:

Possible failure of the circulation pump, this would mean long lag times on hot water supplies throughout the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$1,144	Low

Updated: MAR-08

D2020.02.06 Domestic Water Heaters - **

1 (189L) DHW tank heater replaced in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	MAR-08

Event: Replace Domestic Water Heaters (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$8,466	Unassigned

Updated: APR-08

D2020.03 Water Supply Insulation: Domestic - *

The majority of piping was well insulated. No insulation was unwrapped for visible inspection of insulation type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D2030.01 Waste and Vent Piping - *

The cast waste & vent piping runs through the internal walls directly to the rooftop directly above and the waste system below.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D2030.03 Waste Piping Equipment - *

Waste piping equipment is original. None was visible for inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D2040.01 Rain Water Drainage Piping Systems - *

Cast rain water drainage pipes take the rain water through the building and to the municipal drainage system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D2040.02.04 Roof Drains - *

All roof drains are original. Some (2) of the roof drains have no screen on them, with the remainder having cast screens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

D3010.02 Gas Supply Systems - *

The gas supply system is original. Some leaks have been repaired. The system comes up from under the ground outside the mechanical room and then through the wall to feed the heating and DHW system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	60	MAR-08

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

Boilers are original 1976, the sediment traps were about to be replaced when the site was visited. No power figures were found on the boilers however the size and age indicate they are likely in the 500kW range

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-08

Event: Replace Heating Boilers and Accessories (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$52,166	Unassigned

Updated: APR-08

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

Individual steel chimneys from each boiler join together into one before going through the roof. These chimneys are original and were installed with the boilers in 1976.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Chimneys (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$8,351	Unassigned

Updated: APR-08

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

A standard funnel and valve system were installed originally for additional water treatment chemicals. The system continues to work well.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

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

2 AHUs installed in 1976 as original equipment. No make or capacity information was available. LCR costing was based on floor area of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace AHUs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$103,532	Unassigned

Updated: APR-08

D3040.01.03 Air Cleaning Devices:Air Distribution - *

The casing is original 1976 and filters are changed regularly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D3040.01.04 Ducts: Air Distribution - *

All air ducting is original 1976 feeding through the roof space

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

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

The current in and outlets are a mixture of types, however they are all operating well .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D3040.03.01 Hot Water Distribution Systems - **

The hot water distribution system is currently the Victaulic piping technology. This is proving prone to leakages. It is recommended that all the Victaulic piping is removed in the 2016 life cycle replacement. Piping replacements costs are based on floor area of the school as access all piping was not visible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	40	MAR-08

Event: Repair Distribution System (200m2)

Concern:

The Victaulic piping technology is starting to have leaks where the seals no longer join properly. This is due to expansion and contraction of the metals over time wearing the seal.

Recommendation:

Replace leaking piping with a new copper piping and conventional joint techniques. Budget to keep the leaks under control until the piping life cycle finishes in 2016.

Consequences of Deferral:

More leaks may develop and water damage be caused.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$24,024	Medium

Updated: APR-08

Event: Replace Hot Water Distribution (1914m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$223,424	Unassigned

Updated: APR-08

D3040.04.01 Fans: Exhaust - **

Rooftop exhaust fans are positioned above the washrooms and kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace exhaust fans (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,834	Unassigned

Updated: APR-08

D3040.04.03 Ducts: Exhaust - *

Exhaust ducting goes through the roof space up to the exhaust fans on the top of the building. With a grill over one end and an exhaust fan on the roof the type of ducting material could not be seen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D3040.04.05 Air Outlets and Inlets: Exhaust - *

The low velocity exhaust system has egg crate grills in the internal side and rooftop exhaust fans externally.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D3050.02 Air Coils - **

The library has an air coil to increase the heating there.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Air Coil (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,349	Unassigned

Updated: APR-08

D3050.05.02 Fan Coil Units - **

There are fan coil units in each of the entranceways

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Fan Coil Units (5)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$14,186	Unassigned

Updated: APR-08

D3050.05.03 Finned Tube Radiation**

Finned tube radiation runs around the perimeter of the school. It is original equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

Event: Replace Finned Tube Radiation (175m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$90,376	Unassigned

Updated: APR-08

D3060.02.01 Electric and Electronic Controls**

Parts of a new DDC system were installed in 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-08

Event: Replace Controls (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$11,440	Unassigned

Updated: APR-08

D3060.02.02 Pneumatic Controls**

The building currently uses pneumatic thermostats and controls together with and air compressor in the mechanical room to run the buildings systems. Budget to replace with DDC controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-08

Event: Replace Pneumatic Controls BMS (1) DDC (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$32,032	Unassigned

Updated: APR-08

D4030.01 Fire Extinguisher, Cabinets and Accessories - *

Extinguishers, cabinets and accessory maintenance appear to be up to date.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

S5 ELECTRICAL

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

120/208V, 3ph, 4W, 800A service.
 Condition satisfactory, no problems found or reported.
 Installed by Peace River Electrical, 1977
 New digital meter installed by ATCO Electric, date unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	MAR-08
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	800	amps	

Event: Replace Main Electrical Switchboards (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$63,378	Unassigned

Updated: APR-08

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1977**

All Westinghouse panels (42 cct.) are past their predicted life cycle and 100% full.
 Two new Cutler-Hammer (30) and Federal Pioneer (32) panels were installed in '92 modernization and are 60% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	MAR-08

Event: Replacement Branch Circuit Panelboards (6)

Concern:

Panels are at capacity and past expected life cycle.

Recommendation:

Replace old sub-panels.

Consequences of Deferral:

No room to expand. Possible circuit failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$41,870	Medium

Updated: APR-08

Event: Replace Branch Circuit Panelboards (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2039	\$41,870	Unassigned

Updated: MAR-08

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1992**

All Westinghouse panels (42 cct.) are past their predicted life cycle and 100% full.
Two new Cutler-Hammer (30) and Federal Pioneer (32) panels were installed in '92 modernization and are 60% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-08

Event: Replace Circuit Boards (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$13,957	Unassigned

Updated: APR-08

D5010.07.01 Switchboards, Panelboards, and Motor Control Centers**

New Siemens Apogee (networked) unit installed 2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2007	30	APR-08

Event: Replace Motor Control Center (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$50,565	Unassigned

Updated: MAR-08

D5010.07.02 Motor Starters and Accessories - **

Motor starters are original

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	MAR-08

Event: Replace Motor Starters and Accessories (7)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$12,012	Unassigned

Updated: APR-08

D5020.01 Electrical Branch Wiring - *

Cu wiring has no reported or observed problems. According to plans, additional wiring installed with 1981 potables and 1992 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	MAR-08

D5020.02.01 Lighting Accessories (Lighting Controls) - *

Local switches for classrooms and dimmer controls for stage operating normally. No problems reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D5020.02.02.01 Interior Incandescent Fixtures - *

A few incandescent fixtures in the front lobby ceiling and elsewhere. Suggest retrofitting to compact fluorescent reflector lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

D5020.02.02.02 Interior Florescent Fixtures - **

Retrofit completed in 1993; double T-12s often reduced to one T8 w electronic ballast or new fixture.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-08

Event: Replace Interior Florescent Fixtures (400)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$217,246	Low

Updated: APR-08

D5020.02.02.05 Other Interior Fixtures - *

Some compact fluorescents in use throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-08

D5020.02.03.02 Emergency Lighting Battery Packs - 1976**

Old ReadyLite ('77) and new Lumacell lights ('92) installed throughout. Original units now beyond estimated life cycle (see pic)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	20	MAR-08



DSC01939.jpg

Event: Replace Emergency Lighting Battery Packs (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$5,034	Unassigned

Updated: MAR-08

Event: Replace Emergency Lighting Battery Packs (3)

Concern:

Original ReadyLite dual incandescent units are well beyond estimated life cycle. Parts are no longer available.

Recommendation:

Replace older units.

Consequences of Deferral:

Possible failure of circuitry.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$5,034	High

Updated: APR-08

D5020.02.03.02 Emergency Lighting Battery Packs - 1992**

Old ReadyLite ('77) and new Lumacell lights ('92) installed throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	APR-08

Event: Replace Battery Packs (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$10,067	Unassigned

Updated: MAR-08

D5020.02.03.03 Exit Signs - *

There is a mix of incandescent and LED (Lumacell combination emergency & exit) signs. Retrofit older with LED lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D5020.03.01.01 Exterior Incandescent Fixtures - *

Quartz halogen motion sensor units installed.
No problems observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D5020.03.01.03 Exterior Metal Halide Fixtures - *

Wall and ceiling mounted fixtures. No problems observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08



DSCF3802.JPG

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

Wall and ceiling mounted fixtures, some are expired.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	0	MAR-08

Event: Repair Exterior H.P. Sodium Fixtures (3)

Concern:

Wall and ceiling mounted fixtures, some are expired.

Recommendation:

Repair or replace

Consequences of Deferral:

Lack of security light for premises.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$5,377	Unassigned

Updated: APR-08

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

Failure of photo-cell controlling exterior lamps. Replace under general maintenance at a cost of under \$1000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D5030.01 Detection and Fire Alarm - **

Edwards Custom 6500 fire alarm control panel and model PC1832 circuit board with heat and smoke detectors. Now past expected life cycle.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-08

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$48,162	Unassigned

Updated: APR-08

D5030.02.02 Intrusion Detection - **

New DSC panel and motion sensors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-08

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$28,486	Unassigned

Updated: APR-08

D5030.03 Clock and Program Systems - *

Clock system seems to have been upgraded to digital system, brand unknown, may have been installed during '92 revamp (see pic).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-08



DSC01938-1.jpg

D5030.04.01 Telephone Systems - *

Meridian / Nortel system. Install date unknown (warranty expired 1993)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	MAR-08



collage2.jpg

D5030.04.05 Local Area Network Systems - *

AB Supernet fiber installed. Cat 5 throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	MAR-08

D5030.05 Public Address and Music Systems - **

Dukane Compact 3200 system is well past expected life cycle. Parts unavailable

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	20	MAR-08

Event: Replace Public Address and Music Systems

Concern:

Dukane Compact 3200 system is past expected life cycle. Problems with reliable operation during announcements, no parts available.

Recommendation:

Replace system

Consequences of Deferral:

Important announcements may not get to all during emergency.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$13,957	Medium

Updated: MAR-08

D5030.06 Television Systems - *

New TV's used for video conference and video playback.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

D5090.01 Uninterruptible Power Supply Systems**

APC UPS system standard with AB Supernet installation. Another APC UPS is located on the library's teleconference system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	MAR-08

Event: Replace UPS Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$2,288	Unassigned

Updated: MAR-08

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.03 Theater and Stage Equipment*

Stage lighting remains in place although stage is no longer in use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

E1090.03 Food Service Equipment*

Large commercial exhaust hood over range.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

E1090.04 Residential Equipment*

Equipment includes; range, refrigerator, microwave, D/W, toaster etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Basket ball nets in gym, fixed and manual adjustable. Also sundry other gym equipment and climbing apparatus.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

E2010.02 Fixed Casework**

Consists of beech veneer cabinetry with lower counter and some wall mount. Also some painted shelving around room perimeters. Acid resistant counter top in science room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-08

Event: Replace Fixed Casework (233m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$409,666	Unassigned

Updated: APR-08

E2010.03.01 Blinds**

Combination of horizontal metal blinds and drapes for all window coverings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-08

Event: Replace Blinds (56m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$12,241	Unassigned

Updated: APR-08

F1010.02.04 Portable and Mobile Buildings*

Foundation - Wood frame on piles.

Exterior - Metal channel siding and skirt, PVC windows, and steel doors and stairs.

Interior - Independent furnace, standard white and tack boards, VC tile flooring, Coated GWB with batten walls and ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	MAR-08

F2020.01 Asbestos*

None noted or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

F2020.04 Mould*

None noted or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

F2020.09 Other Hazardous Materials*

Typical cleaning solvents and materials in janitorial room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

S8 FUNCTIONAL ASSESSMENT

K3010 Building Services

Building provides adequate function for scope of existing education levels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

K3020 Indoor Environment

Clean and fundamentally organized, providing a positive learning environment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

K4010.01 Barrier Free Route: Parking to Entrance*

Curb cut in side walk at main entrance. Un-interrupted travel path from parking to front entrance via dedicated bus lane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

K4010.02 Barrier Free Entrances*

No barrier free accesses evident.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	0	MAR-08

Event: Install Power Assist Doors (2)

Concern:

No barrier free access to building interior.

Recommendation:

Install power assist doors at main entry.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$4,004	Low

Updated: APR-08

K4010.03 Barrier Free Interior Circulation*

Single level throughout most of the schools classrooms and services. No access to gym due to stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	0	MAR-08

Event: Install stair lift (1)

Concern:

No barrier free access to gym.

Recommendation:

Install power lift along stairway (6 risers).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$4,004	Low

Updated: APR-08

K4010.04 Barrier Free Washrooms*

Barrier free toilet compartments and vanity counters exist in both G & B wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-08

RECAPP Facility Evaluation Report



Sheldon Coates Elementary School

S3489

Grande Cache

Grande Cache - Sheldon Coates Elementary School (S3489)

Facility Details	
Building Name:	Sheldon Coates Elementary
Address:	
Location:	Grande Cache
Building Id:	S3489
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	Wade Engineering
Evaluation Date:	October 24 2007
Evaluator Name:	Mike Pangman/Ron Shannon

Total Maintenance Events Next 5 years: \$209,352
5 year Facility Condition Index (FCI): 0%

General Summary:

Located in the town of Grande Cache the large grassed site borders a residential street on the east elevation. A dedicated one way bus lane and paved parking are located on the east and north elevations. Site grading is generally from SE to NW with major elevation change along front of school. Chain link fencing surrounds the perimeter of the school enclosing sports fields and playgrounds. Asphalt components require repair, replacement and up-grading. Large maintenance shed abutting west wall of gym.

Overall condition is acceptable.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide	
Condition Rating	Performance
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

S7 SITE

G1030 Site Earthwork (Site Grading)*

Site slopes East to West and South to North. Large berm on east side of school from bus lane up to town street. Good grading around facility sheds water to open fields.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1976	50	APR-08

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

Dedicated bus lane with separate entry and exits to residential street along east elevation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	25	APR-08

Event: Replace Flexible Pavement Roadway (715m2)

Concern:

Bus lane has received one asphalt overlay. There is noted cracking, alligatoring, heaving and pot hole existence. There is standing pooled water indicating poor drainage.

Recommendation:

Remove re-grade and replace bus lane, entry and exits.

Consequences of Deferral:

Increasingly expensive patching and deterioration of surfaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$130,416	Low

Updated: APR-08

G2010.05 Roadway Curbs and Gutters*

With asphalt overlay there is nominal curbing along bus lane on west side. Appears there was asphalt curbing on east side which is now non-existent.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	0	APR-08

Event: Replace Bus Lane Curbing (92m)

Concern:

Curbing has deteriorated with age and will no-longer prevent soil erosion along bus lane.

Recommendation:

Replace curbing at time of bus lane reconstruction.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$31,117	Low

Updated: APR-08

G2020.02.01 Aggregate Parking Lots (Gravel)*

Gravel parking available to staff and visitors total 148m2 in reasonable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	10	APR-08

Event: Overlay with asphalt (148m2)

Concern:

Gravel lot will require ongoing maintenance and grading, erosion will further degrade area.

Recommendation:

Apply asphalt overlay when re-surfacing existing asphalt parking area.

Consequences of Deferral:

Continued erosion and maintenance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2011	\$5,606	Low

Updated: APR-08

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

Staff parking at north end of school provides 20 stalls plus 1 barrier free stall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	25	APR-08

Event: Overlay Parking Lot (897m2)

Concern:

Parking lot surface is heaving, alligating, cracking and developing pot holes.

Recommendation:

Apply overlay to parking area improving drainage and sealing surface.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$33,634	Low

Updated: APR-08

G2020.05 Parking Lot Curbs and Gutters*

Asphalt curbing along south elevation has deteriorated to non-existence.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	25	APR-08

Event: Replace Curbing (42m)

Concern:

Curbing no longer exists thus no definition between parking lot and grass leading to gym and stage exits.

Recommendation:

Replace curbing when parking lot is refurbished.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$14,186	Low

Updated: APR-08

G2020.06.03 Parking Lot Signs*

Directional, bus lane, staff and visitor signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G2020.06.04 Pavement Markings*

Staff and Handi-capped stall marking together with curb cut and curbing hi-lites.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	APR-08

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Walks parallel school on east side and along bus lane. Extra wide walks along the south side of school also served portables which have since been removed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	APR-08

Event: Replace Pedestrian Concrete Walks (613m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$150,550	Unassigned

Updated: APR-08

G2030.06 Exterior Steps and Ramps*

- 1) Concrete steps with steel hand rails, leading from parking to staff room exit on north elevation.
- 2) Concrete steps, with no railing leading from east side of bus lane up berm to residential street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G2040.02 Fences and Gates

Chain link fencing surrounds school boundary with fire road access gate and pedestrian stiles for access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	APR-08

G2040.04 Athletic and Recreational Equipment

Playground apparatus in several locations for K - 3, together with sport field accessories such as baseball diamonds and soccer goals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	APR-08

G2040.05 Site and Street Furnishings*

Heavy timber picnic tables, garbage receptacles, bike racks and boot scrapers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G2040.06 Exterior Signs*

School identification, directional, parking and school zone signage at various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G2040.08 Flagpoles*

2 brushed aluminum poles at front entry of school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G2050.04 Lawns and Grasses*

Extensive grass areas around all elevations of the facility, including berm, front, playground and sport fields.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G2050.05 Trees, Plants and Ground Covers*

Small trees and shrubs located in front of school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G2050.07 Planting Accessories*

Heavy timber lined raised planting beds in front of school containing small shrubs and trees.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G3010.02 Site Domestic Water Distribution - *

Town service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G3010.03 Site Fire Protection Water Distribution*

Fire hydrant located across residential street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G3020.01 Sanitary Sewage Collection*

Town service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G3030.01 Storm Water Collection*

Surface drainage, with catch basins located in south play ground areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G3030.02 Storm Water Equipment*

Internal roof drainage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G3060.01 Gas Distribution*

Underground natural gas piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G4010.01 Electrical Substations*

Pad mounted transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G4010.02 Electrical Power Distribution Lines*

Under ground service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08

G4020.01 Area Lighting - *

HPS wall and pole mounted illumination.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	APR-08