

RECAPP Facility Evaluation Report

Battle River Reg Div #31



Daysland School

B2990A
Daysland

Facility Details

Building Name: Daysland School
Address: 5210 - 50 Street
Location: Daysland

Building Id: B2990A
Gross Area (sq. m): 0.00
Replacement Cost: \$10,637,190
Construction Year: 0

Evaluation Details

Evaluation Company: Wade Engineering Ltd.
Evaluation Date: November 21 2006
Evaluator Name: Ron Shannon

Total Maintenance Events Next 5 years: \$428,200
5 year Facility Condition Index (FCI): 4.03%

General Summary:

Located in the town of Daysland, school borders main street on east with side streets on south and west elevations. Current enrollment is 326 students, grades K-12. Original school built in 1927, with additions in 1954, 57, 63, 67, and 1988. School was completely modernized in 1988 with extensive exterior and architectural upgrades and a second upgrade in 1998. Large grassed site, with playgrounds, football field and dirt track.

Structural Summary:

1927- 2 storey wood frame construction with full basement. Gymnasium (1957) wood frame construction with slab on grade, glue-lam beam and wood deck. All other areas concrete block and steel post and beam with block infill. Roof structural frame a combination of OWSJ and glue lam beam with wood and steel deck in flat and sloped configurations. There were structural deflections noted in the basement of the 1927 building, which will require investigation and repairs.

Overall condition is marginal.

Envelope Summary:

Exterior upgrades completed in 1988, with 100mm veneer brick and stucco finish throughout. Painted wood fascia and trim in various locations. Windows a mixture of commercial aluminum, PVC and fiberglass window systems. Entry doors are painted steel frames and slab with Barrier Free access and paddle activated assists. Roofing consists of high-slope roofing with cedar shingles and steel eavestroughs and downspouts, and flat roofing. There is a large sloped fiberglass skylight/roof assembly attached to the gym. Roof ages vary throughout and several areas require replacement.

Overall condition is marginal.

Interior Summary:

Interior paint, architectural finishes and flooring were all upgraded in 1988 and minor upgrades in 1998. A mixture of resilient flooring and carpeting throughout, carpet replacement required in some locations.

Overall rating is acceptable.

Mechanical Summary:

The facility is heated with two hot water boilers, wall finned tube radiation and radiation panels. Four air handling units provide ventilation to the entire building. One domestic hot water heater provides domestic hot water for the whole school. The control system consists of pneumatic system and siemens DDC system.

The backflow preventor for the heating system and the domestic hot water heater should be replaced due to life cycle replacement.

Overall, the mechanical system is in acceptable condition.

Electrical Summary:

Incoming service is 800 amp, 120/208V, 3 phase in good condition. Branch circuit panelboards are located throughout the facility with some spare capacity. The interior lighting is half T8 and half T12 fluorescent technology, with the exception of the gymnasium which uses 400W metal fixtures. All exit lights are incandescent. Fire alarm system is a outdated Edwards 6500 fire alarm system. Telephone system has recently been replaced with a new Cisco Systems internet phone.

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

- T12 lighting in the Jr/Sr High and Metal halide lighting in gymnasium
- Fire Alarm system is outdated and maintenance will get difficult.

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*

1927- Standard concrete foundation - full basement

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1927	100	MAR-07

A1030 Slab on Grade*

All areas except 1927

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

A2020 Basement Walls (& Crawl Space)* 1927

1927 Full basement for mechanical rooms with dirt crawl space under hallways

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1927	100	MAR-07

Event: Repair foundation (7.5 m2)

Concern:

1927 - A localized failure of exterior foundation wall under main entry, backfill movement has caused significant deflection in wood framing of foundation under ramp to east entrance with visual evidence of fungal activity and wood rot in the wood flooring at the same location, due to water entry.

Also, settling of crawl space soil has bowed wood frame, load bearing partition wall adjacent to above location.

Recommendation:

Excavate surrounding grade and complete repairs to foundation walls, and replace damaged wood sub-floor in mechanical room. Dig back settled soils in adjacent crawl space, and restore wood framing supports under main hallway and replace sub-soils in crawlspace.

Consequences of Deferral:

Potential structural collapse and safety concern



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$25,000	Unassigned

Updated: MAR-07

Event: Structural review on foundation

Concern:

1927 wing - A localized failure of exterior foundation wall under main entry, backfill movement has caved in wood framing on foundation with visual evidence of fungal activity and wood rot in flooring due to water entry. Also, movement/settling of crawl space soil in adjacent room has bowed wood frame partition wall immediately adjacent to this location.

Recommendation:

Investigate to determine exact details of existing construction and evaluate extent of localized failure to exterior foundation wall. Investigation should also review current condition of interior concrete foundation walls in mechanical room as there is significant loss of material noted along the base of the walls with excessive lime deposits and calcification of the concrete noted.

Consequences of Deferral:

Potential structural collapse and safety concern

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2007	\$5,000	Unassigned

Updated: MAR-07

B1010.01 Floor Structural Frame*(Building Frame)

1927 - Wood frame construction with wood post, beam and floor joist.
Gymnasium (1957) wood frame construction, glue lam beam and wood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1927	100	MAR-07

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

Various years - All additions, a mixture of load bearing concrete block and infill, steel post and beam, glue lam beam

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

B1010.02 Structural Interior Walls Supporting Floors (or Roof)*1927

1927, 57 Gym - Wood frame construction

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1927	100	MAR-07

B1010.03 Floor Decks, Slabs, and Toppings*

Gymnasium - 2nd floor mechanical room - concrete slab on steel post and concrete block
1967 mechanical room - wood joist and plywood floor on steel post and concrete block

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-07

B1010.05 Mezzanine Construction*

IA-117 - raised classroom on wood frame construction, plywood floor
ECS-113 - small mezzanine in kindergarten room, wood joist and deck on steel post construction

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	80	MAR-07

B1010.06 Ramps: Exterior**

Concrete barrier free ramp with painted steel handrails at entrance to 1927 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	40	MAR-07

B1010.07 Exterior Stairs**

Concrete stairs with steel hand rails at west entrance to 1927 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1957	40	MAR-07

Event: Replace exterior stairs**Concern:**

Entry stairs have severe spalling and cracking. Steps have been previously repaired.

Recommendation:

Replace existing with new cast in place concrete stairs

Consequences of Deferral:

Potential safety hazard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$3,500	Unassigned

Updated: MAR-07

B1010.09 Floor Construction Fireproofing*

Taped gypsum board in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1927	50	MAR-07

B1010.10 Floor Construction Firestopping*

Fire caulking noted on penetrations

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

B1020.01 Roof Structural Frame*

Glue lam beam wood deck - 1927, 57 gymnasium

OWSJ with metal deck various years

Glue lam beam with metal deck various years

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

B1020.06 Roof Construction Fireproofing*

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

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

All years - 100mm face brick.

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

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

25 mm rigid insulation with cementitious stucco, 1967 addition only

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	75	MAR-07

B2010.01.06.04 Wood Siding**

Plywood paneling below windows and cedar fascia below roof flashing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

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

All additions - rock dash stucco on upper and lower elevations various locations.
Parging on lower wall areas to grade.

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

Event: Repair Parging**Concern:**

Parging damaged and missing on 1927 building and various locations, some locations over wood frame construction.

Recommendation:

Knock loose material off and apply new cementitious parging.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$2,500	Medium

Updated: MAR-07

B2010.01.09 Expansion Control: Exterior Wall Skin*

Metal vertical stucco bead

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

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

Sealant installed at window frame to exterior wall skin and penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	20	MAR-07

Event: Replace exterior sealant (100 m)**Recommendation:**

Cut out and replace failed sealants with new construction grade silicone sealant

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,500	Medium

Updated: MAR-07

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

Exterior latex paint on wood fascia and plywood panels below windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	15	MAR-07

Event: Repaint exterior fascia and panelling(103 m2)**Concern:**

Paint finish weathered and delaminating schedule with B2010.01.11 Joint Sealers (caulking): Ext. Wall

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$3,000	High

Updated: MAR-07

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

All years except 1927 and gymnasium Concrete block

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1957	100	MAR-07

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1927	100	MAR-07

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

Polyethylene vapour retarder and fiberglass batt cavity insulation in wood construction. Rigid exterior insulation in various locations (EIFS)

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

B2010.06 Exterior Louvers, Grilles, and Screens*

Mechanical louvers in various locations

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

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

Hopper style venting aluminum windows in 1927 building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

A mixture of PVC and fiberglass windows throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	40	MAR-07

B2020.02 Storefronts**

Painted steel entry systems throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	40	MAR-07

B2030.01.06 Automatic Entrance Doors**

Paddle activated power assists on entry doors in two locations

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

B2030.03 Large Exterior Special Doors (Overhead)*

Insulated steel sectional overhead door in industrial arts shop (3m wide).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	30	MAR-07

B2030.05 Other Exterior Doors**

Steel exit doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

B3010.01 Deck Vapor Retarder and Insulation*

Hot mopped asphalt vapour retarder with rigid installation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-07

B3010.02.01.07 Wood Shingles

Cedar shingles on 30-40% of roof areas (10/12 pitch)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

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

4 Ply asphalt and gravel in various locations, various ages

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	25	MAR-07

Event: Replace 4 Ply A & G Roofing (600 m2)

Concern:

Blisters, ridges and suspect wet insulation. Various roof areas are past end of serviceable life.

Recommendation:

Remove and replace failed roofing with new 2 ply SBS membrane and upgrade R value to a minimum R15.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$96,000	Unassigned

Updated: MAR-07

Event: Replace 4 ply A & G roofing (900 m2)

Recommendation:

Replace A & G roofing with 2 ply SBS and upgrade R values.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$145,000	Low

Updated: MAR-07

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

SBS Roofing on link between original building between 1927 wing and rest of school.

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

B3010.08.02 Metal Gutters and Downspouts**

125mm eavestrough with 100mm downspouts, pre-finished steel, on all sloped roofing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

Event: Repair eavestroughing**Concern:**

Ice damming problems have damaged troughs and downspouts.

Recommendation:

Replace damaged sections of trough and downspouts and re-secure loose sections.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$1,500	High

Updated: MAR-07

B3010.11 Roof Covering Other**

Fiberglass composite sloped roofing panels (life expectancy of system is rated at 40+ years). Installed over 143/ANC (175m²).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	20	MAR-07

Event: Roof repair**Concern:**

Ice damming problems at low end of roof cause periodic water entry at curbs and control joints to adjacent roof sections.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$3,500	Unassigned

Updated: MAR-07

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

Access hatch to roof from mechanical room above 114

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-07

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

A mixture of wood and concrete block and partition walls throughout, all years.

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

C1010.03 Interior Operable Folding Panel Partitions**

Folding aluminum frame acoustical partition with vinyl covered gypsum on stage (3 sets).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1967	30	MAR-07

Event: Replace stage partitians (80 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$30,300	Low

Updated: MAR-07

C1010.04 Interior Balustrades and Screens, Interior Railings*

Steel railing with wood handrail in kindergarten on mezzanine play area.

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

C1010.05 Interior Windows*

Painted steel frame with wired safety glass.

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

C1010.06 Interior Glazed Partitions and Storefronts*

Steel and/or wood frames with single pane glass in fixed partitions.

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

C1010.07 Interior Partition Firestopping*

Firestopping in place where viewed.

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

C1020.01 Interior Swinging Doors**

Steel frame with solid core wood and steel doors throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

C1020.03 Interior Fire Doors*

Fire rated doors in required areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

C1030.01 Visual Display Boards**

White boards, tack boards and a few green boards. (Design life is over 40 years)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	20	MAR-07

Event: Replace visual display boards (30 classrooms)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$45,000	Low

Updated: MAR-07

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

Standard steel compartments.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

C1030.06 Handrails*

Painted steel handrails on barrier free ramp at entry in 1954 wing.

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

C1030.08 Interior Identifying Devices*

Laminate door signage, emergency exit lighting and some directional signage.

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

C1030.10 Lockers**

Full and 1/2 size steel lockers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

C1030.12 Storage Shelving*

Wood and/or metal adjustable and fixed shelving throughout.

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

C1030.14 Toilet, Bath, and Laundry Accessories*

Steel with acrylic face- toilet, towel and soap dispensers.

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

C1030.17 Other Fittings*

SS kick plates on some doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	MAR-07

C2010 Stair Construction*

1927 wing and gym - wood construction, concrete all years, steel in mechanical rooms.

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

C2020.05 Resilient Stair Finishes**

VC tile with rubber tread nosing and heavy duty vinyl treads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-07

C2020.06 Carpet Stair Finishes**

Stairs to weight room 1957 wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	10	MAR-07

Event: Resurface gymnasium stairs**Concern:**

Carpet worn and not suitable for current use of room.

Recommendation:

Install VC tile with rubber nosings on stairs.

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

Updated: MAR-07

C2020.08 Stair Railings and Balustrades*

Painted steel and wood railings throughout.

1927 basement mechanical room - 4 riser stairs from mechanical room to stairwell does not have a hand rail. Hand rails should be installed (<500).

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

C2020.11 Other Stair Finishes*

Painted concrete in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	10	MAR-07

C2030.01 Ramp Construction*

Concrete ramp in vestibule of 1954 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	100	MAR-07

C2030.02 Ramp Finishes*

Heavy duty sheet linoleum.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	0	MAR-07

C2030.03 Ramp Railings*

Painted Steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	50	MAR-07

C3010.01 Concrete Wall Finishes*

Painted concrete and textured stipple.

Paint is delaminating and concrete repairs are required in mechanical room, repaint walls with latex concrete paint when complete (approx \$750).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	MAR-07

C3010.04 Gypsum Board Wall Finishes*

Painted gypsum board in various locations.

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

C3010.06 Tile Wall Finishes**

In bathrooms and shower rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

C3010.09 Acoustical Wall Treatment**

Acoustic (fabric over foam) panels on gymnasium walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

C3010.11 Interior Wall Painting**

Latex paint throughout. Rooms are repainted on an ongoing basis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	10	MAR-07

Event: Repaint shower rooms in gym-52m2**Concern:**

Paint is delaminating on block walls in shower rooms.

Recommendation:

Scrape loose paint and seal walls with fungal resistant latex paint.

Consequences of Deferral:

Potential for mould growth

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$2,600	Unassigned

Updated: MAR-07

C3020.01.02 Paint Concrete Floor Finishes**

Mechanical rooms and industrial art shop

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	10	MAR-07

Event: Repaint concrete floors (485m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$28,500	Low

Updated: MAR-07

C3020.02 Tile Floor Finishes**

Washrooms and shower room floors and some vestibules

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

C3020.04 Wood Flooring**

Hardwood floor in gymnasium and on stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

C3020.07 Resilient Flooring**

VC Tile and sheet linoleum throughout - ages vary - various areas have been replaced since 1988 - overall in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	20	MAR-07

Event: Area Replacement

Concern:

Room 119 has damaged linoleum and seam repairs required in various locations.

Recommendation:

Cut out and replace damaged area (3.2 m2), complete seam repairs in various locations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$3,500	Medium

Updated: MAR-07

C3020.08 Carpet Flooring**

Carpet in various locations throughout, age of carpet varies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1998	15	MAR-07

Event: Install resilient flooring (70 m2)**Concern:**

Weight room installed adjacent to gymnasium stage currently has carpet flooring in poor condition. No protection for underlying wood deck.

Recommendation:

Replace carpet with heavy duty PVC/ Rubberized sports floor to protect wood flooring and provide proper substrate.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$10,000	Unassigned

Updated: MAR-07

Event: Replace Carpet (26 m2)**Concern:**

Room 109 carpet shows excessive wear and requires replacement.

Recommendation:

Replace with new high traffic fully adhered carpet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$2,000	High

Updated: MAR-07

C3030.04 Gypsum Board Ceiling Finishes*

Storage rooms, mechanical rooms and various locations.

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

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

Throughout hallways and classrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-07

C3030.07 Interior Ceiling Painting**

Latex paint throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	20	MAR-07

Event: Repaint ceiling

Recommendation:

Repaint general office and vestibules with gypsum finishes.

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

Updated: MAR-07

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

Floor mounted, flush valve, open front seat, regular and elongated rim bowl. Majority of water closets were installed in 1988 and 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-07

D2010.02 Urinals**

Wall urinal, flush valve. Majority of urinals were installed in 1988 and 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-07

D2010.03 Lavatories**

Porcelain steel or iron enamel bowl. On/off brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-07

D2010.04 Sinks**

Stainless steel sinks installed in 1988 and 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

D2010.05 Showers**

Central mixing valve, on/off valve, shower head. These showers were installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

D2010.08 Drinking Fountains / Coolers**

Vitreous china and stainless steel draining fountains were installed in 1988 and 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

D2020.01.02 Valves: Domestic Water**

Gate isolation valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow preventor was installed on heating system cold water makeup line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-07

Event: Backflow Preventor Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,300	Low

Updated: MAR-07

D2020.02.02 Plumbing Pumps: Domestic Water**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-07

D2020.02.06 Domestic Water Heaters**

Two Jetglas domestic hot water heaters (model: 80T5053N, input 454,500 Btu/hr).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-07

Event: Domestic Hot Water Heater Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$21,500	Low

Updated: MAR-07

D2020.03 Water Supply Insulation: Domestic*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

D2030.01 Waste and Vent Piping*

Sanitary sewer piping connects to the town's system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

D2040.02.04 Roof Drains**

Full open, cast iron dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

D3010.02 Gas Supply Systems*

Gas distribution piping to heating boilers and domestic hot water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	60	MAR-07

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

Two Raypak water tube boilers (model E3000, input 2,700,000 Btu/hr) heat the entire school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	35	MAR-07

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

Two chimneys were installed in 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

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

Chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

D3030.06.01 Refrigeration Compressors**

DX cooling coils were installed in air handling unit to service the computer lab at elementary school.

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

D3040.01.01 Air Handling Units: Air Distribution**

One air handling unit (Engineered Air LM-8-D) installed in 1989 provides ventilation for the administration area. One air handling unit (Engineered Air LM-15-C) provides ventilation for the class rooms. One air handling unit (Engineered Air LM-8-D) provides ventilation for the Gym. One air handling unit (engineered Air LM-8-C) with DX cooling coil provide ventilation for the elementary school. One roof top unit (Engineered Air DGS-95-8) installed in 1989 provide make up air for industrial art area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

Each air system complete with replaceable filter media.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

D3040.01.04 Ducts: Air Distribution*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

D3040.01.07 Air Outlets & Inlets:Air Distribution*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

D3040.03.01 Hot Water Distribution Systems**

Inline pumps circulate heated water to radiation, unit heaters and fan coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

D3040.04.01 Fans: Exhaust**

Exhaust fans vary as to type. Inline, dome, roof centrifugal fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

D3040.04.03 Ducts: Exhaust*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate and linear bar outlets were installed in 1988 and 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

D3040.05 Heat Exchangers**

The plate and frame heat exchanger was installed in 1998 for glycol system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-07

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

Bryant DX roof top unit was installed in 1980 to service the common area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1980	30	MAR-07

D3050.05.02 Fan Coil Units**

Fan coil units were installed in 1988 and 1998 at the building entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

D3050.05.03 Finned Tube Radiation**

Wall finned tube radiation was installed in 1988 to service the junior high and high school sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

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

Ceiling radiation panels were installed in 1998 to service the elementary school section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	35	MAR-07

D3060.02.03 Pneumatic and Electric Controls

Pneumatic and electric thermostats control wall finned tube radiation, radiation panels, unit heaters and fan coil units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	40	MAR-07

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

Siemens building control system was installed in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	MAR-07

D4030.01 Fire Extinguisher, Cabinets and Accessories**

Fire extinguishers installed in 1988 and 1998 are located throughout the school and are accessible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

D4090.06 Smoke Protection & Exhaust Fans**

Fire dampers were installed in Engineered Air air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	50	MAR-07

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

800A, 120/208V, 3 phase, 4 wire Siemens main distribution complete with 800A main disconnect. Some spare capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-07

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

Branch circuit panels located throughout school with year of installation varying due to multiple school expansions and upgrades over the years. Majority of panels are Siemens/ITE 120/208V, 225A, 42 cct panels installed after 1988.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

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

School has two MCC units, one for the Jr/Sr High (1988) and one for Elementary (1998). Both are Siemens 208V, 3phase. With spare capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

D5020.01 Electrical Branch Wiring*

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

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

D5020.02.02 Interior Florescent Fixtures**

Primary lighting source in the school is either T8 or T12 florescent. Jr/Sr High is still T12 technology and is in need of an upgrade. The elementary side is utilizing T8 florescent lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	30	MAR-07

Event: Jr/Sr High Lighting Upgrade**Concern:**

Lighting is inefficient.

Recommendation:

Retrofit existing fixtures with T8 florescent lamps and electronic ballasts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2011	\$75,000	Medium

Updated: MAR-07

D5020.02.02.03 Interior Metal Halide Fixture*

Gymnasium uses 400W Metal Halide fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	30	MAR-07

Event: Lighting Upgrade**Recommendation:**

Replace old MH fixtures with new 4-lamp T5HO fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$14,500	Low

Updated: MAR-07

D5020.02.03.02 Emergency Lighting Battery Packs**

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	20	MAR-07

D5020.02.03.03 Exit Signs*

Exit Signs have DC connection and utilize incandescent lamps

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

Event: Energy Efficiency Upgrade**Concern:**

Retrofit existing exit signs with LED retrofit kits

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2011	\$1,500	Medium

Updated: MAR-07

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

High Pressure Sodium fixtures are located along the perimeter of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

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

All exterior lights on photocell control.

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

D5030.01 Detection and Fire Alarm**

Fire alarm panel is an antiquated Edwards 6500. 20 of 24 zones used. Maintenance will become difficult as parts will be hard to locate.

Notification devices for the Jr/Sr High School do not include strobe .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	25	MAR-07

Event: Lifecycle Replacement**Concern:**

Fire Alarm panel is outdated and will soon reach the end of its life cycle. Maintenance will be difficult since parts are difficult to obtain.

Recommendation:

Replace system with a new addressable fire alarm system including strobe notification for the Jr/Sr High.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2011	\$100,000	Low

Updated: MAR-07

D5030.02.02 Intrusion Detection**

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

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

D5030.02.04 Video Surveillance**

Video surveillance cameras located throughout the interior and exterior of school. Video Recorder equipment is located in server rack and is monitored in main office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	MAR-07

D5030.03 Clock and Program Systems**

Edwards 2470 Timing System is not used anymore and has been abandoned. Battery operated clocks used instead with bell timing through PA system.

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

D5030.04.01 Telephone Systems**

Cisco Systems 7900 series IP phone system over the data network.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-07

D5030.04.04 Data Systems**

Cat5 cable throughout school. Server cabinet located in custodians office. Dual rack with Cisco and Netconnect switching. Video surveillance recorder equipment mounted on rack. Stand-alone APC Smart-UPS units provides back-up power.

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

D5030.05 Public Address and Music Systems**

Telcor XL PA system installed in 2006. Tied into phone system and acts as timer for bells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-07

D5030.06 Television Systems*

Some classrooms equipped with TV sets with VCR/DVD combos and cable.

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

D5090.01 Uninterruptible Power Supply Systems**

Stand-alone APC 1400 Smart-UPS units for server equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-07

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

Wall mounted adjustable shelving, free standing wood bookshelves. Various tables and chairs and study carrels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAR-07

E1020.03 Theater and Stage Equipment*

Stage drapery, pot lighting and sound system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-07

E1020.07 Laboratory Equipment*

Chemical fume hood, acid resistant laminate tops, gas burners and various laboratory equipment, steel chemical storage cabinet and eye wash station.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAR-07

E1090.04 Residential Equipment*

Electric ranges, refrigerators, stoves, microwaves and dishwasher - in staff room and HEC.

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

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Electric winch operated folding and fixed basketball nets, scoreboard, clock, various free weights and dedicated equipment, tumbling mats and other various equipment.

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

E2010.02 Fixed Casework**

Upper and lower cabinets with birch and laminate faced doors, laminate counter tops. Open wood casework in some classrooms, standard fittings throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	35	MAR-07

E2010.03.01 Blinds**

Horizontal and vertical vinyl and / or aluminum blinds in classrooms and offices

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-07

E2010.03.06 Curtains and Drapes**

Curtain in HEC room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	30	MAR-07

E2020 Moveable Furnishings*

Desks, chairs, standard office accessories, couches and tables.

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

F1010.02.04 Portable and Mobile Buildings*

Wood framed garage with gravel floor located on north elevation with shingled roof, vinyl siding and sectional overhead door used for maintenance storage shed (55m2)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAR-07

F1010.02.05 Grandstands and Bleachers**

Folding grandstands, (2) - 6 tier by 4.8m long.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1965	50	MAR-07

F1020.02.13 Paint Booths*

Industrial arts- finishing booth with exhaust fan for wood working stains and finishes.

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

F2020.01 Asbestos*

None known or reported

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

F2020.04 Mould*

1927 wing - mechanical room, floor and east wall water damaged. See A2020 Basement Walls (& Crawl Space)* 1927 for details.

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

F2020.09 Other Hazardous Materials*

None known or reported.

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

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

Unrestricted access from front street.

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

K4010.02 Barrier Free Entrances

Wheel chair ramp provided to 1927 building, paddle activated power assists on two sets of entry doors

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

K4010.03 Barrier Free Interior Circulation

Acceptable access throughout, ramp provided at 1954 entry. No provisions for access to second floor in 1927 wing.

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

K4010.04 Barrier Free Washrooms

Barrier free washrooms provided

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

RECAPP Facility Evaluation Report



Daysland School

S2990
Daysland

Facility Details	
Building Name:	Daysland School
Address:	
Location:	Daysland
Building Id:	S2990
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	Wade Engineering Ltd.
Evaluation Date:	December 6 2006
Evaluator Name:	Ron Shannon

Total Maintenance Events Next 5 years: \$48,700
5 year Facility Condition Index (FCI): 0%

General Summary:

Situated in the town of Daysland, Alberta; site borders main street on east elevation with road way on south and west elevations. Bus lane at front street with school parking provided on the north east corner and west elevation outside perimeter fencing. A large grassed site with mature trees, play structures, asphalt surfaced basketball court, and a football field surrounded by a dirt track. Site slopes from south east to north west with localized grading problems on the north elevation and in the courtyard area by the 1954 wing. Concrete replacement required in a few locations and west entry steps to 1927 wing require replacement.

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)***

General site grading slopes from south east to north west.

Localized grading problems result in back slope to the foundation at the north east corner and in the courtyard area between the 1954 wing and 1963 addition. Repair will some re-sloping and new sod along south elevation of 1963 addition and west side of 1954 addition to redirect surface drainage to adjacent field. Sidewalks will need to be replaced, repair costs are included in [G2030.04 Rigid Pedestrian Pavement (Concrete)**]

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

G2020.02.01 Aggregate Parking Lots (Gravel)**

Southwest along fence line at street, northeast corner by shed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	10	MAR-07

Event: Fill pot holes as required**Concern:**

Parking surfaces are in good condition overall. Minor pot holes to be filled on a periodic basis.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2008	\$1,500	Medium

Updated: MAR-07

Event: Resurface gravel parking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,200	Low

Updated: MAR-07

G2020.06.01 Traffic Barriers*

Concrete filled steel bollards at overhead door to IA shop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	25	MAR-07

G2020.06.03 Parking Lot Signs*

Staff parking signs on fence.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)**

Theoretical life is incorrect.

Sidewalks on northeast elevation and southwest along 1963 addition and west elevation of 1927 building and link. Sidewalks from front street to main entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1963	15	MAR-07

Event: Sidewalk Replacement (176m2)

Concern:

Localized grading problems result in back slope to the foundation at the north east corner and in the courtyard area between the 1954 wing and 1963 addition. Standing water and ice formation is a constant concern.

Sections of sidewalk have improper slope and collect water and grade requires correction. Localized sidewalk failures in three locations.

Recommendation:

Replace damaged sections of sidewalk, remove sidewalks and re-slope grade and replace sod along south elevation of 1963 addition and west side of 1954 addition to redirect surface drainage to adjacent field. Pour new sidewalks after completion of grade corrections.

Consequences of Deferral:

Safety concerns and water entry into vestibules.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$41,000	Unassigned

Updated: MAR-07

G2040.02 Fences and Gates**

Galvanized fencing around west and north elevations. One gate installed by staff parking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	30	MAR-07

G2040.03 Athletic and Recreational Surfaces**

Asphalt basketball court. Sand filled volley ball court. Football field with surrounding dirt running track.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-07

G2040.04 Athletic and Recreational Equipment*

New playground equipment in two locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	MAR-07

G2040.06 Exterior Signs*

Bus loading, school identification.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAR-07

G2040.08 Flagpoles*

One flagpole.

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

G2050.04 Lawns and Grasses*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	15	MAR-07

G2050.05 Trees, Plants and Ground Covers*

Various deciduous and evergreen trees, and shrubs on site.

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

G2050.07 Planting Accessories*

Concrete planters at east elevation by ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	MAR-07

G3010.02 Site Domestic Water Distribution*

Town service.

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

G3010.03 Site Fire Protection Water Distribution*

2 hydrants on east elevation, within 20 meters of school.

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

G3020.01 Sanitary Sewage Collection*

Town service.

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

G3030.01 Storm Water Collection*

Surface drainage.

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

G3060.01 Gas Distribution*

Natural Gas distribution

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

G4010.01 Electrical Substations*

Pad mounted transformer behind 1927 wing.

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

G4010.02 Electrical Power Distribution Lines*

Underground service.

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

G4010.04 Car Plugs-ins*

Staff parking.

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

G4020.01 Area Lighting*

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

G4030.03.02 Microwave Transmission and Reception Equipment

Internet tower.

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