

# RECAPP Facility Evaluation Report

Northland School Div #61



**Paddle Prairie School**

B3853A

Paddle Prairie

**Facility Details**

**Building Name:** Paddle Prairie School  
**Address:** P. O. Box 40  
**Location:** Paddle Prairie

**Building Id:** B3853A  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$3,380,012  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Denzil Lobo Architect  
**Evaluation Date:** June 2 2005  
**Evaluator Name:** Mr. Denzil Lobo

**Total Maintenance Events Next 5 years:** **\$507,180**  
**5 year Facility Condition Index (FCI):** **15.01%**

**General Summary:**

The Oldest section of the School was built in 1976 and had a major addition put on in 1983 after demolishing the original building built in 1950. It is a single Storey building with a built-up area of 1346 m2. The building has five classrooms and four old portables are attached to the school .It is a K - 12 school with a current enrollment of 134 students and a rated capacity of 158 Students. It is located on the Native reserve of Paddle Prairie and is a significant building in the community. The building has excessive structural movement resulting in increased maintenance requirements. It lacks Barrier Free facilities at this time.

**Structural Summary:**

The oldest section of the building has a concrete strip footing. The major addition consists of concrete pilasters, spread footings and Concrete grade beams. The main floor is a concrete slab on grade. with a steel superstructure The roof structure is a Steel framing system of Open Web Steel Joists, Steel Trusses and metal decking.supported on steel framing superstructure. Interior concrete block walls are non loadbearing . The site has a high water table and significant floor settlement, cracking and wall movement has been noted. The 4 portable units are in poor condition and should be replaced instead of continuing the excessive maintenance work that they now demand . The overall structural condition of the building is Marginal to Poor.

**Envelope Summary:**

Exterior walls are Concrete Block clad with Brick, with curved metal clad fascia overhangs on the North and South sides and prefinished metal cladding on the east and west faces.The entire roof is a sloped Asphalt Shingle roof that was completely replaced in 2001.  
 A canopy at the front entrance of the school has a flat SBS roof membrane. All the windows in the school were replaced with new Fibreglass Windows in 2002. Exterior insulated steel doors and frames were repainted in 2002.  
 The building envelope is in Good condition. The portables are in Marginal condition.

**Interior Summary:**

Generally acceptable, requires additional millwork and minor carpet replacement.

**Mechanical Summary:**

Surface drainage, no outside irrigation. Fire hydrants at front of school.  
 Kitchen range hood has fire suppression system. Fire extinguishers throughout school. Municipal water and sewage system.  
 Gas fired domestic water heater, piping, fixtures and fittings are in good condition.  
 Natural gas fired forced air furnaces in 1976 section. Hot water heating with two gas fired boilers, heat exchanger, circ pumps, glycol circulated through baseboard radiation, force flow at entrance and ventilation unit coils for 1983 section.  
 Two central air handling units c/w heating coil, mixing section, filter section. Good fresh air supply, good exhaust system. Kitchen has separate exhaust system, filtration system adequate. Steam humidification system not used. No humidification on furnaces. No air conditioning provided.

Electric programmable digital thermostats for furnaces. Pneumatic control system for hot water heating system and ventilation units with 3-way control valves, timeclock function. Pneumatic valves on baseboard radiation controlled by a

classroom thermostat.

**Electrical Summary:**

The school has been provided with an 800A, 120/240V, 1 phase, 3 wire service. The main switch board is the product of Sylvania and is complete with a distribution section that has ample spare capacity for the addition of future breakers. Lighting is provided by fluorescent fixtures utilizing T8 lamps and electronic ballasts. A propane powered emergency engine-generator supplies power to selected light fixtures and mechanical equipment in the event of utility power failure. Fire alarm system is the product of Simplex 2001 and is obsolete. The call system is the product of Amptech Edcom Series and it is an obsolete model and should be replaced in the next few years.

<b>Rating Guide</b>	
<b>Condition Rating</b>	<b>Performance</b>
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\* 1976 Addn

(1976) Reinforced concrete walls on a continuous strip footing 1800mm below grade.

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

### A1010 Standard Foundations\* 1983 Addn.

(1983) Series of concrete pilasters on spread footings with concrete grade beams spanning between pilasters.

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

### A1030 Slab on Grade\*

Concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	100	JUN-05

**Event:** Mudjack concrete floor slab around perimeter of building.

**Concern:**

Concrete slab in 1983 addition has settled in relation to the 1976 floor slab and has affected the floor and wall finishes at numerous locations. 20 to 25mm floor settlement and separation is noted in corridor at joint between 1976 and 1983 additions. Severe movement of Gymnasium floor at N.E. corner and in Kitchen around perimeter was noted. Correction of problem is expensive and may need to be done on an as required ongoing basis

**Recommendation:**

Mudjack concrete slab around building perimeter wherever critical and as required.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$32,100	Medium

Updated: February 6 2006

**B1010.01 Floor Structural Frame\*(Building Frame)**

(1983) Concrete pilasters on spread footings with concrete grade beams between pilasters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	JUN-05

**Event:** **Do an indepth solution oriented Structural Engineering Design report on the remedies available.**

**Concern:**

Foundations are in a high water table area and may be affected by water and moisture levels. A preliminary structural engineering study has been completed identifying the issues and probable causes.

**Recommendation:**

Carry out a solution oriented indepth Engineering study to identify possible structural remedies for this problem.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$16,050	High

*Updated: February 6 2006*

**B1010.03 Floor Decks, Slabs, and Toppings\***

Pullastic Rubberized topping over concrete floor in gymnasium.

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

**B1010.05 Mezzanine Construction\***

Concrete mezzanine level over steel deck for mechanical room over load bearing HSS columns.

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

**B1020.01 Roof Structural Frame\***

(1976) TjL roof joists together with wood joists supported on concrete block bearing walls.  
(1983) Open Web Steel roof trusses supported on framing consisting of steel beam and Hss Columns.

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

**B1020.06 Roof Construction Fireproofing\***

Gypsum board framed ceilings.

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

## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin\*

Standard face brick on North and south faces of the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	JUN-05

**Event:** Pressure wash graffiti off of brick wall faces.

**Concern:**

Brick faces have been defaced with graffiti

**Recommendation:**

Pressure wash graffiti off brick face.

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

*Updated: February 6 2006*



### B2010.01.06.03 Metal Siding\*\*

(1993) Replaced brick on entire east and west walls of 1983 addition with vertical commercial metal siding 3" deep ribbed. Metal cladding over concrete block walls.

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

### B2010.01.09 Expansion Control: Exterior Wall Skin\*

(1983) Expansion joints in brick caulked.

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

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

(1985) Caulking at windows and door frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	JUN-05

**Event:** Recaulk all windows & doors on exterior.

**Concern:**

Caulking around windows & doors on the exterior is dry, brittle and cracking.

**Recommendation:**

Recaulk all windows, doors on exterior.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2006	\$1,605	Medium

*Updated: February 6 2006*

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

Exterior finishes are are prefinished items.

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

**B2010.01.99 Other Exterior Wall Skin\***

Horizontal ribs Metal curved fascia panels over light metal framing.

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

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

(1983) 200mm min thick exterior concrete block walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	JUN-05

**Event:** Apply joint sealants at cracks in block walls.

**Concern:**

Excessive movement of the building structure has caused horizontal cracks in the concrete block exterior walls.

**Recommendation:**

Allow for ongoing application of joint sealants in cracks of block walls until Structural instability issues are resolved.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$3,210	Low

Updated: February 6 2006



**B2010.06 Exterior Louvers, Grilles, and Screens\***

(1985) Prefinished metal intake / exhaust louvres

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

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

(1983) Aluminum casement windows with hopper style opener section.

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

**B2030.02 Exterior Utility Doors\*\***

(1983) Insulated H.M. doors in P.S. Frames

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

**B3010.02.01.01 Asphalt Shingles\*\***

(1983) Asphalt shingles on sloped roof deck

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

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* Portable # PCR2**

SBS roof membrane on Portable Unit #PCR2

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

**B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO)\*\***

Single Ply Sheet Rubber roof membrane over 3 portables

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

**B3010.08.02 Metal Gutters and Downspouts\*\***

(1983) Prefinished custom fabricated galvanized steel downspouts at three locations along the North & South sides of the building, direct water away from building and into steel downspouts.

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

**B3010.08.02 Metal Gutters and Downspouts\*\* - Portables**

Standard residential style aluminum downspouts on portables.

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

**Event:** Re-install new downspouts on portables.

**Concern:**

Metal downspouts on portables have been vandalized, bent and crushed by students.

**Recommendation:**

Re-install new downspouts and protect in vertical PVC pipes fastened to wall.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$1,070	Medium

Updated: February 6 2006



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

(1976) (1983) Concrete block walls in staff room, all washrooms, in classrooms, kitchen and all hallways.

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

**C1010.05 Interior Windows\***

(1976) classroom in middle of school has no windows, natural light or second means of exit from room

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

**Event:** Install new glazed doors and sidelights in wall into classroom

**Concern:**

Lack of windows or any means of a second exit from classroom poses a safety hazzard for the students.

**Recommendation:**

Provide new glazed door and sidelight in existing block wall along east corridor. Provide glazing in door in existing entry door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$2,675	Low

*Updated: February 6 2006*

**C1010.07 Interior Partition Firestopping\***

Concrete block walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	50	JUN-05

**C1020.01 Interior Swinging Doors\*\***

Hollow Metal doors with full length piano hinges due to student abuse on some heavily used doors

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

**C1020.03 Interior Fire Doors\***

Rated Hollow Metal doors and steel frames as required.

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

**C1030.01 Visual Display Boards\*\***

Vinyl tackboards in classrooms & hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	10	JUN-05

**Event: Replace old vinyl tackboards**

**Concern:**

Vinyl tackboards are tattered and torn

**Recommendation:**

Old Vinyl tackboards should be replaced

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

Updated: February 6 2006

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

(1983) Metal toilet partitions in Girl's and boy's washrooms

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

**C1030.10 Lockers\*\***

Full height metal lockers

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

**C2020.08 Stair Railings and Balustrades\***

Food framed railing on ramp to portable classrooms.

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

**C2020.11 Other Stair Finishes\***

Vinyl tile on steps from school hallway to portable classrooms.

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

**C3010.06 Tile Wall Finishes\*\***

100 x 100mm ceramic wall tile in student washrooms

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

**C3010.09 Acoustical Wall Treatment\*\***

Perforated / slotted acoustic concrete blockin gymnasium above 2400mm height.

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

**C3010.11 Interior Wall Painting\*\***

Concrete block walls painted throughout school.

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

**Event:** **Re-paint interior of school.**

**Concern:**

School requires painting on interior

**Recommendation:**

Re-paint all interior partitions in student areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$26,750	Medium

*Updated: February 6 2006*

**C3020.02 Tile Floor Finishes\*\***

50 x 50mm mosaic tile in student washrooms

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

**C3020.07 Resilient Flooring\*\***

Vinyl tile throughout

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

**C3020.07 Resilient Flooring\*\***

Vinyl tile in hallways with Rubber bases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	10	JUN-05

**Event:** **Replace broken vinyl tile and provide new 4" rubberbase**

**Concern:**

Broken vinyl tile along edges of 1976 and 1983 hallways. Rubber bases are brittle, cracked and falling off due to excessive waxing.

**Recommendation:**

Replace broken vinyl tile and provide new rubberbase in all common areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$5,350	Low

*Updated: February 6 2006*

**C3020.14 Other Floor Finishes\*\***

Pullastic rubberized floor finish over concrete slab in gymnasium.

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

**Event:** Re-surface Gymnasium floor.

**Concern:**

Gymnasium floor is begining to wear down and chip . Holes in floor surface.

**Recommendation:**

Resurface gymnasium floor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$19,260	Low

*Updated: February 6 2006*



**C3030.04 Gypsum Board Ceiling Finishes\***

Gypsum ceilings in all washrooms, some Classrooms, infirmary and kitchen.

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

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

Standard 610 x 1220 mm T-Bar ceiling in staff room & some classrooms,

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

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

(1983) 5-gallon flush tank water closets in mosts areas. One ULF flush tank water closets, in boy's washroom. One junior flush tank water closet in ECS area.

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

**D2010.02 Urinals\*\***

(1983) Wall mounted urinals with Sloan electronic sensor actuated flush valves.

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

**D2010.03 Lavatories\*\***

Porcelain enameled vanity mounted lavatories.

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

**D2010.04 Sinks\*\***

(1983) Double compartment stainless steel sinks for staff rooms, CTS, and in some classrooms.

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

**D2010.05 Showers\*\***

Gymnasium showers are infrequently used.

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

**D2010.08 Drinking Fountains / Coolers\*\***

Non-refrigerated drinking fountains in corridors.

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

**D2010.09 Other Plumbing Fixtures\*\***

Pot sinks with floor recessed grease interceptor in kitchen.

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

**D2020.01.01 Pipes and Tubes: Domestic Water\***

Copper piping for domestic hot and cold water throughout.

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

**D2020.01.03 Piping Specialties (Backflow Preventors)\*\***

Backflow prevention installed on the heating boiler and steam boiler water make-up lines.

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

**D2020.02.02 Plumbing Pumps: Domestic Water\*\***

(2001) Domestic hot water recirculating pump.

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

**D2020.02.06 Domestic Water Heaters\*\***

(2001) John Wood model JW70-360NHED natural gas fired tank-type hot water heater with spark ignition and flue damper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	20	JUN-05

**D2020.03 Water Supply Insulation\*: Domestic**

Domestic hot and cold water systems have been insulated. Some repairs are required.

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

**D2030.01 Waste and Vent Piping\***

Cast iron and copper DWV. Some plastic piping used for repairs and recent revisions.

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

**D2030.02 Waste Piping Specialties\***

Glass bottle traps used in lab sinks.

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

**D3010.02 Gas Supply Systems\***

Gas enters the building on the north side. Meter and regulator are located at gas entry well at the back of the school. 75mm low pressure gas to the mechanical room. Steel gas lines provided to all mechanical equipment, emergency generator, gas fired kitchen, and to the science labs.

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

**Event: Re-label Gas piping**

**Concern:**

Gas piping is labeled "Propane" throughout.

**Recommendation:**

Re-label piping

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$2,140	Low

*Updated: February 6 2006*

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

(1983) Two Hydrotherm modular boilers, each has four modules with an input 1080 MBH for each boiler. Boilers are natural draft, natural gas fired hot water heating boilers. Boilers were converted from propane to natural gas in about 1993.

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

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

Chimney's and combustion air for boilers are adequate.

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

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

Ongoing chemical treatment provided. Systems have chemical pot feeders.

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

**D3020.03.01 Furnaces\*\***

(1999) Three, Lennox G24M downflow natural gas fired forced air furnaces serve the 1976 portion of the facility. One furnace serves the ECS room, the other two furnaces are operated in tandem and provide heating and ventilation to the remainder of the 1976 school.

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

**D3020.03.01 Furnaces\*\* Portables**

Individual natural gas fired downflow furnaces are provided for each portable classroom.

- (1980) Airco furnace serves portable 1
- (1997) Lennox furnace serves portable 2
- (1980) Olson furnace serves portable 3
- (1998) Lennox furnace serves portable 4

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

**Event: Replace furnaces**

**Concern:**

The furnaces do not have provisions for outside air. No fresh air is introduced into the classrooms.

**Recommendation:**

Replace furnaces with units capable of providing sufficient outside air into the classrooms. Provide mixing dampers and associated controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$25,680	High

*Updated: February 6 2006*

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

(1983) Dunn & Bush custom air handling units are located in the mechanical penthouse and are used for ventilation of the 1983 school and gymnasium. Each unit includes a supply fan, steam grid humidifier, glycol heating coil, mixing dampers and a filter section. AHU-1 also includes a return fan. Supply air sensor is used to modulate the mixing dampers and the heating coil valve in sequence to maintain the discharge air temperature.

- AHU-1: Classrooms, 3450 lps and 185 kW heating capacity
- AHU-2: Gymnasium, 2830 lps and 7.4 kW heating capacity

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

**D3040.01.03 Air Cleaning Devices:Air Distribution\***

2", 30% disposable filters provided in all air handling units.

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

**D3040.01.04 Ducts: Air Distribution\***

- (1976) Underfloor supply to classrooms with ducted return in ceiling space.
- (1983) Low pressure ductwork in ceiling space. Gymnasium ductwork is exposed at high level.

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

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

Square ceiling diffusers used throughout.

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



**D3040.02 Steam Distribution Systems: Piping/Pumps\*\***

Schedule 40 Steel piping used for humidification steam.

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

**D3040.03.01 Hot Water Distribution Systems\*\***

(1983) Two Bell & Gosset in-line pumps circulating heating water from the boilers through perimeter radiation and cabinet unit heaters in the 1983 portions of the building. Piping is Schedule 40 steel with welded and flanged fittings. Smaller piping uses screwed fittings and copper piping. Water is also circulated through the glycol heat exchanger.

(1983) Two Bell & Gosset in-line pumps circulating heated glycol from the heat exchanger through heating coils in AHU-1 and AHU-2. Schedule 40 pipe is used on the glycol distribution system.

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

**D3040.04.01 Fans: Exhaust\*\***

(1983) Washroom exhaust fan interlocked with AHU-1.

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

**D3040.05 Heat Exchangers\*\***

(1983) Bell and Gosset shell and tube heat exchanger used for water-to-glycol haet transfer.

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

**D3040.06 Other HVAC Distribution Systems\***

Kichen exhaust system provided including stainless steel hood and kitchen exhaust fan.

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

**D3050.03 Humidifiers\*\***

(1983) Bryan 480 lb/hr natural gas fired steam boiler to provide low pressuresteam to steam grids in air handling units. Humidification system has not been operated since the system was commissioned.

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

**D3050.05.03 Finned Tube Radiation\*\***

(1983) Finned tube perimeter radiation used for buildin heating.

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

**D3050.05.06 Unit Heaters\*\***

(1983) Horizontal unit heater provided for combustion air heating in the main mechanical room. Cabinet unit heaters are used for entrance heaters.

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

**D3060.02.01 Electric and Electronic Controls\*\***

(1990) Programmable thermostats are provided for the furnaces serving the 1976 furnaces. Programmable thermostats used for the portables cycle the furnaces on demand.

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

**Event: Provide new thermostats.**

**Concern:**

Portable thermostats do not operate with occupancy control. Furnaces cycle on demand, allowing fans to shut down when there is no demand for heat.

**Recommendation:**

Provide thermostats with programmable occupancy schedules.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2006	\$4,280	High

*Updated: February 6 2006*

**D3060.02.02 Pneumatic Controls\*\***

(1983) Pneumatic controls used for the hydronic heating systems and the air handling units serving the 1983 school.

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

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

No BMCS provided.

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

**Event: Provide DDC controls.**

**Concern:**

No DDC control system. Operator feedback and diagnostics are limited. No integration of systems.

**Recommendation:**

Provide integrated BMCS.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2008	\$74,900	Low

*Updated: February 6 2006*

**D4030.01 Fire Extinguisher, Cabinets and Accessories\*\***

Handheld dry chemical fire extinguishers throughout.

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

**D4090.01 Foam Extinguishing Systems**

Kitchen fire suppression system is provided for the exhaust hood.

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

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

A Sylvania main distribution centre has been provided. It is located in the electrical room and is fed from a pole mounted transformer located on the west side of the property. The main distribution centre is rated at 800 Amps, 120/240Volts, 1 phase, 3 wire. It is complete with a service entrance section and feeder breaker distribution section. The service entrance section is complete with an 800 Amp fused disconnect and a metering transformer compartment. The feeder breaker section is complete with feeder breakers that feed breaker panels and mechanical equipment located throughout the school. All feeder breakers are well identified. There is ample spare breaker capacity in the distribution section for the addition of future breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	40	JUN-05

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

Breaker panels have been provided throughout the school in strategic locations. Breaker panels are of current manufacture and on average have about 30% spare capacity.

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

**D5010.07.02 Motor Starters and Accessories\*\***

Motor control is provided by manual protection switches and wall mounted magnetic starters located adjacent to the equipment being controlled.

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

**D5020.01 Electrical Branch Wiring\***

All branch wiring is copper and is in conduit.

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

**D5020.02.01 Lighting Accessories (Lighting Controls)\***

Interior lighting is controlled by line voltage switches. Each area has been provided with its own switching.

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

**D5020.02.02.02 Interior Florescent Fixtures\*\***

Interior lighting is provided by fluorescent fixtures, mostly of the recessed type. Some surface mounted fixtures have been provided. Fixtures are complete with T8 lamps and electronic ballasts.

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

**D5020.02.03 Emergency Lighting\***

Emergency lighting is provided by feeding emergency power to selected fixtures throughout the school. Emergency power is supplied by an on site engine generator set. All paths of egress are well illuminated. Every required exit has been provided with an illuminated exit sign also fed from emergency power. Exit signs are of the LED type.

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

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

250 Watt wall mounted fixtures have been provided around the perimeter of the school. Every entrance is well lit.

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

**D5020.03.02 Lighting Accessories (Lighting Controls)\***

Exterior lighting is controlled by photoce/time clock with amannual override.

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

**D5030.01 Detection and Fire Alarm\*\***

A Simplex 2001zoned hard wired fire alarm system has been provided. It is supervised and complete with heat detectors, smoke detectors, 10" bells, and pull stations. The main control panel is located in the general office. A remote annunciator has been provided in main entrance vestibule. The system is monitored by an external monitoring agency. The system is no longer manufactured, and parts availability will become a problem soon . The system should be replaced within the next four years.

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

**Event: Replace the fire alarm system with an addressable system**

**Concern:**

The system is no longer manufactured, and parts availability will become a problem soon .

**Recommendation:**

The system should be replaced within the next four years.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$42,800	Medium

*Updated: February 6 2006*

**D5030.02.02 Intrusion Detection\*\***

A DSC PC5010 intrusion alarm system has been provided. It is complete with motion detectors and key pads. System is externally monitored.

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

**D5030.04.01 Telephone Systems\*\***

Telephone service is obtained from one of the poles that run along the west side of the property. From the pole, it is routed underground to the backboard located in the elctrical room. The backboard is complete with punch down terminal blocks and all telephone cables from the school terminate at this board. The telephone system is the product of Northern Telecom, Meridian.

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

**D5030.04.03 Call Systems\*\***

Call system is the product of Amptech Edcom Series. The system is housed in a self contained console and is located in the General Office. Return call switches have been provided in each of the classrooms along with a speaker. System provides communication between the main office and the classrooms and all call for paging. System is relay based, is obsolete and no longer manufactured. Parts are becoming increasingly difficult to obtain and break downs are becoming more frequent. System should be replaced within four years.

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

**Event: Replace the call system.**

**Concern:**

System is relay based, is obsolete and no longer manufactured. Parts are becoming increasingly difficult to obtain and break downs are becoming more frequent.

**Recommendation:**

System should be replaced within four years.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$58,850	Medium

*Updated: February 6 2006*

**D5030.04.04 Data Systems\*\***

Cat 5 data cabling has been provided throughout the school with a data outlet in each classroom. All cabling is run in free air in the ceiling space. All drops in the classroom are exposed and subject to damage and vandalism. All drops in the classrooms should be placed in a raceway.

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

**Event: Run all data wiring drops in classrooms in conduit or other suitable raceway.**

**Concern:**

Data cabling drops in the classrooms and offices are exposed and subject to damage and vandalism

**Recommendation:**

Install data drops in conduit or some other suitable raceway.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2006	\$10,700	Unassigned

*Updated: February 6 2006*

**D5030.04.05 Local Area Network Systems\***

All data cables are run to network location located in one of the portables. The network consists of a data rack complete with patch panels, hubs, and servers. The server is UPS protected.

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

**D5090.01 Uninterruptible Power Supply Systems\*\***

The server has been provided with an uninterruptible power supply system. It is the product of APC.

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

**D5090.02 Packaged Engine Generator Systems (Emergency Power System)\*\***

A propane powered engine generator set has been provided that supplies power in the event of utility power failure. It is rated at 30 kW, 120/240V, 1 phase, 3 wire and is complete with an automatic transfer switch and battery charger. In the event of utility power failure, the generator supplies power to selected light fixtures around the school, fire alarm system, and some mechanical equipment and controls. The system is tested regularly.

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

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

(1983) Library tables, Chairs, portable book racks, Book & Magazine shelves on Library floor.

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

**E1020.07 Laboratory Equipment\***

(1983) Normal laboratory apparatus provided in science classroom.

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

**E1090.03 Food Service Equipment\***

1 compartment Cooler unit & 2 compartment Freezer unit, Commercial gas range and grille under stainless steel exhaust hood, 1 Upright Residential fridge, 1 Microwave, Portable Stainless Steel preparation and Food Service tables and carts.

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

**E1090.07 Athletic, Recreational, and Therapeutic Equipment\***

(1983) 2 retractable wall mounted basketball hoops on end walls , Floor sockets for Volleyball & nets, Electric Score Board, Climbing Bars & various exercise aparatus in storeroom.

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

**E2010.02.05 Educational Facility Casework\***

Standard millwork shelves and counters all classrooms.

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

**E2010.02.07 Kitchen Casework\***

Plastic Laminated countertops, cabinets and doors in Hot Lunch Kitchen

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

**E2010.02.08 Laboratory Casework\***

Acid resistant countertops with plastic laminated cabinets and doors in science room.

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

**E2010.03.01 Blinds\*\***

Vertical fabric blinds in Admin office area and classrooms.

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



**E2020 Moveable Furnishings\***

Portable Retractable bleachers in Gymnasium

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

**F1010.02.04 Portable and Mobile Buildings\* - PCR # 1**

Portable Classroom #PCR1:

This portable unit was built in 1954 and underwent an upgrade in 1997.

Architectural: Wood Framed construction raised on stilts on wood pads. Exterior walls are 2" x 4" wood framed, insulated, with metal cladding on the outside and Gypsum finish on the inside. Roof is flat, wood framed insulated with an SBS roof membrane and T-Bar Ceiling inside the classroom. Floor is wood framed insulated, finished on the interior with Vinyl tile . Windows are Aluminum sliders with wire mesh security grilles. Doors are solid Core wood doors with Site built wood frames. Built-in millwork is painted and walls have green chalkboards and vinyl tackboards.

Mechanical:

Electrical: The portable classroom has its own branch circuit panel board which is fed from main the building distribution system. Panels are single phase, 120/208 Volts. Fire alarm, Data, and intrusion alarm are connected to the respective systems in the main building. Lighting is fluorescent, recessed fixtures utilizing T12 technology. Emergency lighting is provided by battery packs. The Electrical systems are in acceptable condition.

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

**Event: Replace existing portable with new portable classroom.**

**Concern:**

This portable is old, poorly insulated, with poor condition doors and windows. This unit has settled creating an elevation change at the link. This portable is not handicapped accessible.

**Recommendation:**

Replace this portable with a new unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2006	\$267,500	High

*Updated: February 6 2006*

**F1010.02.04 Portable and Mobile Buildings\* - PCR # 2**

Portable Classroom #PCR2:

Architectural: Wood Framed construction raised on stilts on wood pads. Exterior walls are wood framed, insulated with metal cladding on the outside and Batten style vinyl Gypsum board on the inside. Roof is flat, wood framed insulated with an Single Ply Sheet Rubber roof membrane and standard T-Bar Ceiling inside the classroom. Floors are wood framed insulated, finished on the interior with Vinyl tile and rubber base. Windows are Residential type vinyl casement with awning ventilator. Expanded wire mesh security grilles on exterior. Doors are solid Core wood doors with Site built wood frames. Built-in millwork is painted pigeon hole style cupboards and open shelving units and countertops under windows. Green chalkboards/whiteboards and vinyl tackboards.

Mechanical: Individual Lenox unit heaters / furnaces.

Electrical: The portable classroom has its own branch circuit panel board which is fed from main the building distribution system. Panels are single phase, 120/208 Volts. Fire alarm, Data, and intrusion alarm are connected to the respective systems in the main building. Lighting is fluorescent, recessed fixtures utilizing T12 technology. Emergency lighting is provided by battery packs. The Electrical systems are in acceptable condition.

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

**F2020.01 Asbestos\***

Building constructed after asbestos materials were banned. Unsure if an Hazzardous materials audit was done, but no asbestos concerns noted.

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

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

Entrance is accessible over concrete paving at Main Entrance and on concrete sidewalk.

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

**Event:** Provide Hard Surface Concrete or asphalt pad at entry for Handicapped.

**Concern:**

Parking lot is gravelled and not paved.

**Recommendation:**

Provide a Concrete Pad as a Handicapped dropoff level with the Main Entrance Concrete paving. Provide Signage and markings as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$5,350	Low

*Updated: February 6 2006*

**K4010.02 Barrier Free Entrances**

Single Hollow metal door beside Staff Room and Administration area is used as main entrance. Originally designed Main Entrance not used.

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

**Event:** Provide Power Assisted Door Operator at main entrance.

**Concern:**

Existing Single Steel Door at front entrance is not equipped with Power Assisted Operators.

**Recommendation:**

Provide Power assisted Door Operators required at main entry to meet Barrier Free Code Requirements.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$10,700	Low

*Updated: February 6 2006*

**K4010.03 Barrier Free Interior Circulation**

Building is on one level with ramp access to the portables. All areas of the Building are wheelchair accessible.

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

**K4010.04 Barrier Free Washrooms**

Modify washrooms to accommodate Barrier Free standards.

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

**Event:** **Modify washrooms to accommodate Barrier Free standards.**

**Concern:**

Washroom cubicles are not sized for Handicapped use and do not have necessary hardware required for Barrier Free accessibility.

**Recommendation:**

Convert 1 washroom cubicle in ech washroom to Barrier Free Standards. Provide grab bars and hardware required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$16,050	Medium

*Updated: February 6 2006*

# RECAPP Facility Evaluation Report



## **Paddle Prairie School**

S3853

Paddle Prairie

**Facility Details**

**Building Name:** Paddle Prairie School  
**Address:**  
**Location:** Paddle Prairie  
  
**Building Id:** S3853  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:**  
  
**Evaluation Date:**  
  
**Evaluator Name:**

**Total Maintenance Events Next 5 years: \$126,260**  
**5 year Facility Condition Index (FCI): 0%**

**General Summary:**

Size acceptable. Playground has been upgraded in 2005 and some additional landscaping. Need to address Parking concerns, signage and guard-rails. Some gravel repair required. Require additional Parking, sidewalk repairs and gravel/re-grading of parking lot. Evidence of building movement noted at concrete walks around the building.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

**Rating Guide**

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

**S7 SITE****G2010.02.01 Aggregate Roadway (Gravel)\*\***

Road access to the site and to the back of the school, portable classrooms and kitchen service entrance is compacted gravel.

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

**Event:** Pave gravel access roadway from street to service entrance to kitchen

**Concern:**

Gravel roadway causes small rock and gravel to be shot from tires of moving vehicles.

**Recommendation:**

Asphalt pave access roadway around building

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2008	\$96,300	Medium

*Updated: February 8 2006*

**G2020.02.01 Aggregate Parking Lots (Gravel)\*\***

Parking lot is compacted gravel

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

**Event:** Provide Asphalt paving to existing parking lot

**Concern:**

Existing gravel lot shoots stones when vehicles take off.

**Recommendation:**

Asphalt pave entire existing parking lot.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$80,250	Medium

*Updated: February 8 2006*

**G2020.05 Parking Lot Curbs & Gutters\***

No curbs and gutters

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

**Event:** **Provide concrete curbs and gutters around parking area.**

**Concern:**

Provide concrete curbs and gutters around parking area.

**Recommendation:**

Provide concrete curbs and gutters along concrete walkway access to buiding front.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$21,400	Medium

*Updated: February 8 2006*

**G2030.03 Pedestrian Unit Pavers\*\***

Interlocking masonry pavers outside kitchen service entrance

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

**Event:** **Re-set interlocking pavers.**

**Concern:**

Pavers are lifting and uneven

**Recommendation:**

Level base and reset interlocking pavers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$3,210	Medium

*Updated: February 8 2006*



**G2030.04 Rigid Pedestrian Pavement (Concrete)\*\***

Concrete sidewalk from parking lot to main entrance and from main road to entrance.

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

**Event: Repour damaged sections of Concrete sidewalks.**

**Concern:**

Sidewalks are cracked, settled and uneven around building and from parking lot.

**Recommendation:**

Repour damaged sections of concrete sidewalks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2007	\$21,400	High

*Updated: February 8 2006*

**G2040.02 Fences and Gates\*\***

Metal frost fence around property beyond parking lot area with metal lockable gates

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

**G2040.03 Athletic and Recreational Surfaces\*\***

Grassed play field with newly upgraded playground area.

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

**G2040.06 Exterior Signs\***

Brick bordered large name signage pylon at front of building

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

**G2040.08 Flagpoles\***

Single aluminum flagpole on a concrete base pad, with two flags flying.

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

**G2050.04 Lawns and Grasses\***

Grassed areas around the building

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

**G2050.05 Trees, Plants and Ground Covers\***

1 ornamental deciduous tree in front of building.

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

**G3010.02 Site Domestic Water Distribution\***

50mm domestic water service from municipal service below the street. 40mm water meter.

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

**G3010.03 Site Fire Protection Water Distribution\***

Fire hydrant is located across the street from the schools main entrance.

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

**G3020.01 Sanitary Sewage Collection\***

150mm sanitary is conneted to municipal service.

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

**G3020.03 Sanitary Sewage Equipment\***

150mm sanitary is connected to municipal service.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
N/A	0	0	

**G3030.01 Storm Water Collection\***

Stom water is splashed to grade and drained on the surface.

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

**G3060.01 Gas Distribution\***

(1993) Natual gas service from utiltiy main.

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

**G4010.04 Car Plugs-ins\***

Eight (8) pedestals have been provided with receptacles for car plug-ins, for 16 stalls. A dedicated panel has been provided in the parking lot for the receptacles. The car plug-ins are not controlled.

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