

Location:

Dyce Primary School
Gordon Terrace
Dyce, Aberdeen AB21 7BD

Survey Date

14/09/2015



Description

Single storey building constructed around 1970 comprising central core block with 3 linked teaching blocks. The Community wing is also linked to the core block.

D	0 -2 Years	(Less than 40%) - Bad (Life expired and/or serious risk of imminent failure)
C	2- 4 Years	(Between 40% and 60%) - Poor (Showing major defects and/or not operating efficiently)
B	4- 6 Years	(Between 60% and 85%) - Satisfactory (Performing adequately but showing minor deterioration)
A	6+ Years	(More than 85%) - Good (Performing well and operating efficiently)

ELEMENT	OVERALL CONDITION GRADING
- Roof (Structure & Coverings)	A
Notes: Sarnafil covered roofs to teaching and core blocks on timber and steel roof structure all in good condition. There is one remaining area of felt covered roof which is over the central corridor on the core block. The has recently been repairs to the felt roof.. The roof to the games hall has profiled steel cladding on a steel portal frame. Access to the roof areas are by portable ladder only. Overall in good condition.	
- Roof (Drainage)	A
Notes: All roofs except games hall are flat laid to fall towards central gutters with internal downpipes. Games hall roof drains to concealed edge gutter with internal downpipes. Overall in good condition.	
- Floors & Stairs	B
Notes: Solid floors throughout. There are two sets of concrete internal stairs located in the core block to accommodate floor level changes in adjacent teaching blocks. Overall in satisfactory condition.	
- Ceilings	B
Notes Timber lined ceiling supported by glulam beams to swimming pool in good condition. The games hall has lining panels spanning between roof purlins which appear to be in satisfactory condition. Exposed grid suspended ceilings throughout remaining areas. There are a number of tiles missing (due to impending asbestos removal and roof repairs) and a quantity are marked. Overall in satisfactory condition	
- External Walls	B
Notes: Facing brick external walls with rendered panels beneath windows. Vertical profiled cladding to games hall which is badly damaged around base on west and south elevations. Overall in satisfactory condition.	

ELEMENT	OVERALL CONDITION GRADING
- Windows	A
Notes: Powder coated double glazed aluminium windows in good condition.	
- External Doors	B
Notes: Painted timber external doors with vision panels generally in satisfactory condition with the exception of the plant room door and nursery door frame which are rotten.	
- External Ramps / Stairs / Fire Escapes	B
Notes: Slabbed entrance ramps to main entrance and nursery school entrance in satisfactory condition.	
- Internal Walls	B
Notes: Generally stud walls with solid walls around central audio visual room in teaching blocks and main corridor. All in satisfactory condition.	
- Internal Doors	B
Notes: Painted timber with vision panels to classrooms and travel routes. All in satisfactory condition.	
- Sanitary Services	B
Notes: Toilets are generally original and look dated. Nursery toilets have been upgraded along with adult toilet at entry to Nursery. Overall in satisfactory condition.	
- Mechanical (Heating)	B
Notes: Based on Mechanical& Electrical Input received 2013 Oil to gas heating replacement and BEMS replacement 16/17 C&S Programme	
- Mechanical (Water)	A
Notes: Based on Mechanical& Electrical Input received 2013 Cold water services and tank replacement 16/17 C&S Programme	
- Mechanical (Ventilation)	B
Notes: To be completed by inspector.	
- Mechanical (Air Conditioning)	N/A
Notes: To be completed by inspector.	
- Electrical (General)	B
Notes: Based on Mechanical& Electrical Input received 2013	
- Electrical (Lifts)	N/A

ELEMENT	OVERALL CONDITION GRADING
Notes: To be completed by inspector.	
- Decoration	B
Notes: Paint finishes to walls, doors etc.in satisfactory condition	
- Fixtures & Fittings	B
Notes: New kitchen equipment recently fitted. Carpet and vinyl floor finishes in satisfactory condition.	
- Roads & Car Parks	B
Notes: <i>Blacktop finish in satisfactory condition.</i>	
- Paths / Playgrounds / Equipment	B
Notes: Concrete slab paths generally in satisfactory condition. Entrance to blue unit floods due to silt being washed down from adjacent banking at south gable of games hall and blocking drainage channel. Blacktop pavements at west elevation in poor condition. Overall satisfactory condition.	
- Walls / Fences / Gates	N/A
Notes: Non enclosed school. Low height fencing to nursery playground damaged by vandals, repaired using pallets.	
- Surface Drainage / Shelters / External Lighting	B
Notes: Entrance to blue unit floods due to silt being washed down from adjacent banking at south gable of games hall and blocking drainage channel. Lighting poles to blacktop playgrounds with bulkhead lights at entrance doors.	
- Sports Facilities	N/A
Notes: Adjacent public park	
- Investment Requirements	
Alter banking at south elevation of games hall to stop silt run off . Fencing to secure school area.	

OVERALL GRADE: - B

Further notes: