

RECAPP Facility Evaluation Report

Edmonton RCSSD #7



Elizabeth Seton Catholic Elementary / Junior High School

B3109A
Edmonton

Facility Details

Building Name: Elizabeth Seton Catholic Ele
Address: 3711 - 135 Avenue
Location: Edmonton

Building Id: B3109A
Gross Area (sq. m): 4,376.30
Replacement Cost: \$9,168,993
Construction Year: 0

Evaluation Details

Evaluation Company: VFA Canada Corporation
Evaluation Date: September 14 2006
Evaluator Name: David S. Greeley, P.Eng.; VFA

Total Maintenance Events Next 5 years: **\$1,119,900**
5 year Facility Condition Index (FCI): **12.21%**

General Summary:

Elizabeth Seton Elementary and Junior High School is a one storey school originally constructed in 1977. An permanent addition was added in 1994 and twelve portable classrooms have been added in 1978 and 1981 (attached permanently to the main building). A thirteenth portable classroom is also on site, but it is not attached to the main building. Total occupied space is 5,627 square meters. The school sits on a 4.03 ha site at 3711-135 Avenue, Edmonton, Alberta, T5A 2V6.

Structural Summary:

Substructure construction consists of concrete slab on grade foundation.

Superstructure construction consists of load bearing concrete masonry unit exterior backup walls clad with brick veneer. Portable classrooms are constructed with wood frame exterior walls clad with either horizontal metal or horizontal wood siding. Interior partition construction consists of both stud wall partitions clad with finished gypsum wallboard or vinyl clad wallboard and painted concrete masonry unit partitions.

Roof superstructure construction consists of metal roofing deck supported by open web steel joists.

Structurally, the facility is in good condition.

Envelope Summary:

The exterior wall envelope on Elizabeth Seton Elementary and Junior High School consists of masonry face brick veneer, concealed air space, rigid insulation with vapor retarder and loadbearing concrete masonry block (CMU).

The attached portables are wood frame in construction and are clad externally with horizontal metal panel siding and horizontal wood siding.

Exterior windows consist of sealed double glazed aluminum awning style units. They are covered on the exterior with expanded metal lath for security and vandalism protection. Exterior doors consist of wood units with glazing and metal frames.

The roofs on Elizabeth Seton Elementary and Junior High School are a combination of newer, modified bitumen and tar & gravel built up roofing membranes. There are twenty-two domed topped roofing drains with interior drain leaders. There are also two scupper overflow drains, The parapet height around the roofs is approximately 150mm and is flashed with galvanized metal flashing. A set of two square skylights sit on the roof above the staff room space below.

Roofs on the portables are flat, shed-style with rolled roofing coverings.

The envelope of the facility is generally in good condition. Recommend exterior door replacements.

Interior Summary:

The interior floor finishes in Elizabeth Seton Elementary and Junior High School are generally carpeting and vinyl composite floor tile. The gymnasium has wood parquet flooring and restrooms typically have either epoxy terrazzo or vinyl composite tile. Mechanical service rooms have painted concrete. Stairs have no-slip rubber flooring.

The interior ceiling finishes in Elizabeth Seton Elementary and Junior High School are typically either suspended

acoustical tile ceilings or painted gypsum wallboard. In the gymnasium, the ceiling is the exposed, but painted underside of the metal roof deck supported by open web steel joists.

Wall interior finishes in Elizabeth Seton Elementary and Junior High School are typically either painted concrete masonry units, vinyl covered demountable partitions or painted gypsum wallboard. Some restrooms have ceramic tile wall finish.

Interior doors consist of wood doors with metal frames and knob hardware.

The interior of the facility is in acceptable condition. Replacement of visual display boards, carpets, resilient flooring and casework identified.

Mechanical Summary:

The mechanical systems for this building include rooftop mounted air handling units with centrally heated hot water which distribute air through the building via overhead ductwork and ceiling plenum returns. Individual furnaces are utilized in portable classrooms. Control of the HVAC systems is performed remotely by an Andover DDC system, with the exception of the portable classrooms which are controlled locally. The rooftop air handlers are aged but in fair condition and appear to have been well maintained. The furnaces in the older portable classrooms were noted to be in marginal condition overall, while the newer units were in good condition.

Plumbing distribution throughout the building is by copper piping with some galvanized steel pipe on the main entrance. Sanitary and storm drainage is by cast iron piping. Domestic HW is produced by three gas fired domestic hot water heaters. Plumbing in general is in good condition overall.

The existing hot water heating system can be reused. However, the hot water heating system should be extended to the Gymnasium and rooms #155 and 156. The main school ventilation system cannot meet ASHRAE 62-1989 Standard and present ventilation code requirements. Therefore, the modification to the ductwork system serving the 1977 section of the school is required.

Areas for improvement include adding air conditioning for the computer room area in order to make a more comfortable work in environment, as well as extend the life of the computer equipment there. The two aged boilers should be scheduled for replacement, as well as the remaining aged furnaces for the pod classrooms. The rooftop AC units, which are aged and were reported to be problematic in the past should also be replaced.

Overall the mechanical system is in fair condition.

Electrical Summary:

Electrical systems in this building are overall in good condition. The electrical service provided to the building is 800A 3 Phase 120/208V. The fluorescent lighting was recently upgraded to the electronic T8 style. The fire alarm system is older and there are no strobes were observed throughout. The emergency lighting units and exit signs are older, and the many did not work when tested.

Replacement of the exit and emergency lighting units due to condition is recommended. Upgrade of the fire alarm system to one that includes audio/visual indicators is recommended. Installation of GFCI type receptacles near all sinks should be considered for code and safety purposes.

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***

The facility has a concrete slab on grade foundation with strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	100	JAN-07

A1030 Slab on Grade*

The facility has a concrete slab on grade floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	100	JAN-07

B1010.01 Floor Structural Frame*(Building Frame)

The exterior walls of the facility are load bearing concrete masonry units (CMU).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	100	JAN-07

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

The Facility has interior load bearing walls constructed of concrete masonry units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	100	JAN-07

B1010.03 Floor Decks, Slabs, and Toppings*

The floor slab in the facility is concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	100	JAN-07

B1010.06 Ramps: Exterior**

Exterior ramps are of wood construction with asphalt traffic coating.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	JAN-07

B1010.07 Exterior Stairs**

Exterior stairs are a combination of painted wood construction and painted metal construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	JAN-07

B1020.01 Roof Structural Frame*

The construction of the facility's roof is metal roofing Q-decking supported by open web steel joists (OWSJ) and steel beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	100	JAN-07

B1020.04 Canopies*

There is a brick and metal roof canopy over the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	50	JAN-07

B1020.06 Roof Construction Fireproofing*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	50	JAN-07

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

The majority of the facility is clad with masonry clay brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	75	JAN-07

B2010.01.06.03 Metal Siding**

There is horizontal metal siding along upper portions of the exterior walls of the gym in addition to some of the portable classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	JAN-07

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

The exterior walls of the facility are load bearing concrete masonry units clad with masonry brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	100	JAN-07

B2010.09 Exterior Soffits*

Metal and parged soffits on main school, wood soffits found on portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

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

The exterior windows in the facility are aluminum framed double glazed units with integrated venetian blinds. All windows are covered with expanded metal lath to reduce vandalism.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

B2030.01.10 Wood Entrance Door**

Exterior entry doors are typically wood with safety glass glazing and metal door frames. Panic hardware is installed on the interior and latch grip hardware on the exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	JAN-07

Event: Replace Entry Doors

Concern:

The wood entry doors are original to the building and are worn.

Recommendation:

Replace existing aged entry doors. One set of double doors.

Consequences of Deferral:

Increased energy usage is a result of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$4,500	Medium

Updated: JAN-07



B2030.02.01 Metal Doors and Frames

Entry doors in 1981 addition are metal door and frame assemblies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	JAN-07

Event: Replace Exit Doors

Concern:

The double exit door at the end of central corridor in the SE 1981 portable classroom addition (five classrooms) is not plumb and experiences operational problems.

Recommendation:

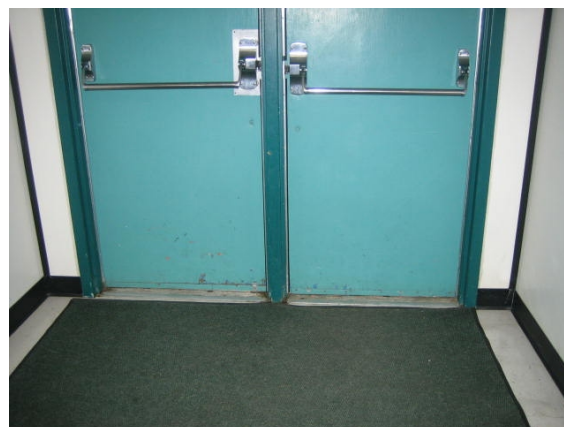
Replace exterior entrance doors (1 set double doors).

Consequences of Deferral:

An impediment to egress and a source of energy loss are two consequences of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$4,500	High

Updated: JAN-07



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

BUR on 1994 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	25	JAN-07

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

New roofing system (SBS) installed over a metal roof deck on main 1977 facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2005	25	JAN-07

B3010.07 Sheet Metal Roofing**

Sheet metal roofing can be found over main entrance canopy to the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	40	JAN-07

B3010.08.02 Metal Gutters and Downspouts**

Prefinished metal gutters and downspouts manage roof storm water run off from the facilities roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	JAN-07

B3020.01 Skylights**

Two pyramid shaped skylights with square bases, approximately 1.2m by 1.2m are located on the roof of the assembly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	JAN-07

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

Roof access via second floor mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	25	JAN-07

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Generally, interior fixed partitions are concrete masonry units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	50	JAN-07

C1010.02 Interior Demountable Partitions*

Vinyl covered interior demountable partitions are used for some interior walls in the portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	JAN-07

C1010.05 Interior Windows*

Interior, steel frame glazed windows are used at entry ways to the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

C1020.01 Interior Swinging Doors**

Interior swing doors are solid core painted wood doors with painted steel frame assemblies and knob hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	40	JAN-07

Event: Replace Interior Swing Door Hardware

Concern:

The older knob hardware on the interior swing doors in the 1977 original Elizabeth Seton Elementary/Junior High School are aged and worn, requiring alot of maintenance.

Recommendation:

Replace the swing door hardware on all interior doors in the 1977 original Elizabeth Seton Elementary and Junior High School building. Assume 120 interior swing doors. Cost estimate assumes lever hardware to improve accessibility.

Consequences of Deferral:

Continued maintenance.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$41,200	Medium

Updated: JAN-07

C1020.03 Interior Fire Doors*

Numerous interior metal panel, fire rated door and frame assemblies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	50	JAN-07

Event: Revise Exit Door Swing Direction

Concern:

The set of interior double doors at the connection from the portable cluster to the main school do not swing in the direction of travel to the exit. Students in the six portable classrooms would travel to the exit just past these doors in the main school (in the event of blocked (the word blocked in this case could mean blocked due to fire) exit at the eastern end of the hall) but swing direction is not with the flow of egress.

Replacement of doors warranted.

Recommendation:

Remove and replace interior fire doors changing the direction of swing (1 set double doors).

Consequences of Deferral:

The wrong direction of swing for the subject door is an impediment to egress in the event of emergency.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2007	\$4,500	Medium

Updated: JAN-07

C1030.01 Visual Display Boards**

Classrooms are equipped with chalk, white and tack boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	20	JAN-07

Event: Replace Visual Display Boards (20units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$72,400	Low

Updated: JAN-07

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

Toilets have prefinished hollow metal partitioned compartments; floor mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

Event: Replace Washroom Partitions(13 stalls)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$19,000	Low

Updated: JAN-07

C1030.06 Handrails*

Handrails are painted metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	50	JAN-07

C1030.08 Interior Identifying Devices*

Various sign types exist, painted wood, preformed metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	20	JAN-07

C1030.10 Lockers**

Metal lockers in boys and girls locker rooms and in facility hallways at various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	JAN-07

Event: Replace Lockers Girls Locker Room

Concern:

The lockers located in the girls dressing room adjacent the gymnasium exhibit substantial surface degradation and warrant replacement to improve the visual appeal of the facility.

Recommendation:

Remove the existing storage lockers at the indicated locations and replace with new assemblies.

Consequences of Deferral:

Continuing operational problems and the deterioration of the visual integrity of the facility are consequences of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$12,900	Medium

Updated: JAN-07



C1030.12 Storage Shelving*

Wood storage shelving is provided students for hanging outer wear.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	JAN-07

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet accessories in washrooms have either stainless or chrome finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	20	JAN-07

C2010 Stair Construction*

Prefabricated steel stairs provide access to second floor mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	100	JAN-07

C2020.05 Resilient Stair Finishes**

Stairs are covered with no-slip, sheet resilient flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	JAN-07

C2030.01 Ramp Construction*

There is an interior ramp in corridor to 1981 portable cluster.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	100	JAN-07

C2030.02 Ramp Finishes*

Ramp is constructed of painted wood and has a no-slip sheet surface on it.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	JAN-07

C2030.03 Ramp Railings*

Painted metal rails on both sides of the interior ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	JAN-07

C3010.04 Gypsum Board Wall Finishes*

Gypsum board wall finishes are either taped and painted or taped and covered with vinyl coating.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	60	JAN-07

C3010.06 Tile Wall Finishes**

Ceramic wall tile can be found in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

C3010.11 Interior Wall Painting**

Except for vinyl covered interior demountable partitions, generally gypsum and concrete masonry unit partitions have a paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1996	10	JAN-07

Event: Repaint Interior Walls

Concern:

The painted wall finish in the Elizabeth Seton Elementary and Junior High School was last refinished in 1996. It is worn and is at the end of its lifespan; especially in some of the portable classrooms.

Recommendation:

Repaint the interior walls in Elizabeth Seton Elementary and Junior High School. Area assumption: 7700m².

Consequences of Deferral:

The deterioration of the visual integrity of the facility is a consequence of deferral.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$52,700	Medium

Updated: JAN-07

C3020.01.01 Epoxy Concrete Floor Finishes

Epoxy concrete floor finishes can be found in the facilities corridors and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-07

Event: Refinish Epoxy Flooring

Concern:

The epoxy flooring in the boys dressing room is deteriorating.

Recommendation:

Remove and refinish the epoxy flooring in the boys dressing room. Area = 29m².

Consequences of Deferral:

The continued deterioration of the flooring material with the potential for tripping hazards is a consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$4,500	Medium

Updated: JAN-07

C3020.01.02 Paint Concrete Floor Finishes**

Painted concrete floor finish in mechanical and storage spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	10	JAN-07

C3020.04 Wood Flooring**

Wood flooring in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

Event: Replace Wood Flooring Gymnasium(450m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$61,800	Low

Updated: JAN-07

C3020.07 Resilient Flooring**

Vinyl VCT resilient flooring is typically found in corridors and classrooms in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	20	JAN-07

Event: Replace VCT Various

Concern:

The VCT flooring in the computer room 117 is scuffed and marred, showing its age.

The vinyl resilient flooring in the corridors throughout the school is aged and worn. It will shortly reach the end of its lifespan.

Recommendation:

Replace the VCT flooring in the computer room 117. Area estimate is 70m2. \$3,500.

Remove and replace the VCT resilient flooring in the corridors throughout the entire Elizabeth Seton Elementary and Junior High School. Area estimate is 748m2. \$36,500.

Consequences of Deferral:

Deterioration of the visual integrity of the facility is a consequence of deferral.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$40,000	High

Updated: JAN-07

C3020.08 Carpet Flooring**

Carpeting flooring can be found in library, conference, science, lecture, and general office areas of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	15	JAN-07

Event: Replace Carpet Various

Concern:

The carpet in the conference room is approximately 10 years old and is showing signs of wear due to heavy traffic and should be replaced.

The carpet in lecture room (adjacent CTS Labs) is showing signs of wear due to heavy traffic and should be replaced. The carpet has exceeded its expected useful life.

The carpet in the library was installed 7-8 years ago and is showing signs of wear due to heavy traffic.

The carpet in the counselor's office 149 is aged and worn and approaching the end of its lifespan.

Recommendation:

Replace the carpet in the conference area. Provide allowance for staged removal and replacement of furnishings. Area is 38.5m². \$3,000.00.

Replace the carpet in the lecture room adjacent to CTS Labs. Provide allowance for staged removal and replacement of furnishings. Area is 42.4m². \$3,300.00.

Plan for the replacement of the carpet in the library. Provide allowance for staged removal and replacement of furnishings. Area is 144m². \$8,700.00.

Remove and replace the carpeting in the counselor's office. Area is 44.7m². Provide allowance for staged removal and replacement of furnishings. \$3,300.

Consequences of Deferral:

Potential tripping hazard and the loss of facility visual integrity are consequences of deferral.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$18,300	Medium

Updated: JAN-07

C3030.04 Gypsum Board Ceiling Finishes*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	JAN-07

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

The ceiling finish throughout the facility is generally suspended acoustic ceiling tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	25	JAN-07

Event: Replace ceiling tiles

Concern:

The existing acoustical ceiling tiles (ACT) throughout the building's corridors exhibit high levels of staining.

The suspended acoustical tile ceiling treatment in classroom 107 is stained and worn. Replacement warranted.

Recommendation:

Remove and replace the ceiling tiles in the corridors of Elizabeth Seton Elementary and Junior High School. Replace tiles only not suspension grid. Area estimate is 748m2. \$13,600.

Replace the ACT ceiling in classroom 107. Area estimate is 70.3m2. Estimate assumes removal and replacement of tiles only and not replacement of the suspension grid. \$1,400.

Consequences of Deferral:

The deterioration of the visual integrity of the building is a consequence of deferral.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$15,000	High

Updated: JAN-07

C3030.07 Interior Ceiling Painting**

Interior gypsum board ceilings in the facility (such as storage room) have painted finish

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	20	JAN-07

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

Water closets are typically tankless floor mounted vitreous china with manual flush and isolation valves. Some water closets in barrier free wash rooms are tank type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-07

D2010.02 Urinals**

Urinals are typically wall hung vitreous china with manual flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-07

D2010.03 Lavatories**

Lavatories are primarily wall mounted or recessed counter mounted vitreous china units with manual valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-07

D2010.04 Sinks**

Classroom sinks are typically counter mounted stainless steel or acid proof construction with high faucets. Mop sinks are floor mounted fiberglass. Mop faucets have vacuum breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

Event: Replace Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$13,000	Low

Updated: JAN-07

D2010.05 Showers**

Showers are in the locker rooms for the gym, and are gang type wall mounted fixtures. However, the showers themselves do not appear to be in use, and the space is being used for storage. In addition, the showers appear to have been upgraded since their original installation, but the actual upgrade date is not known. The estimated date of installation is 1990.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	JAN-07

D2010.08 Drinking Fountains / Coolers**

Drinking fountains are wall mounted vitreous china or DX units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-07

D2020.01.01 Pipes and Tubes: Domestic Water*

Water enters the building via a 4" galvanized steel main from the municipal water supply. Distribution piping through the building is copper tubing.

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

D2020.01.02 Valves: Domestic Water**

Water valves are typically steel gate valves on the main and brass globe valves throughout the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

D2020.02.02 Plumbing Pumps: Domestic Water**

Recirculation pump on domestic water supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	20	JAN-07

Event: Replace DWS Pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,000	Low

Updated: JAN-07

D2020.02.06 Domestic Water Heaters**

DHW is provided by three 75 gallon, 324,000 BTU gas fired heaters. Two of these heaters are original to the building, one has been replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	20	JAN-07

Event: Replace Water Heaters (two units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$8,000	Low

Updated: JAN-07



D2020.03 Water Supply Insulation: Domestic*

DWS insulation is fiberglass.

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

D2030.01 Waste and Vent Piping*

Waste and vent piping is cast iron throughout.

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

D2040.01 Rain Water Drainage Piping Systems*

Storm water drainage for the main part of the building is by internal cast iron piping. The pods and portable classrooms used gutters and downspouts. Some asbestos insulation was noted on the drain piping in the gymnasium. The insulation is intact.

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

Event: Remove Asbestos Pipe Insulation

Concern:

Roof drain piping in the gymnasium has asbestos insulation in some areas.

Recommendation:

Abate the asbestos containing material before it becomes damaged and friable.

Consequences of Deferral:

In its current state, it is not a threat. However, if it degraded or becomes damaged (a possibility because it is located in a gymnasium), the insulation could become friable which would present a health and safety hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2010	\$10,000	Medium

Updated: JAN-07

D2040.02.04 Roof Drains**

Roof drains are internal cast iron with debris strainers in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

D3010.02 Gas Supply Systems*

Gas is provided by the public utility and enters the building from the north into a gym storage room. From there it is distributed by steel lines to the terminal devices such as the DHW heaters, boilers, and furnaces throughout the building the pod and portable classrooms.

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

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

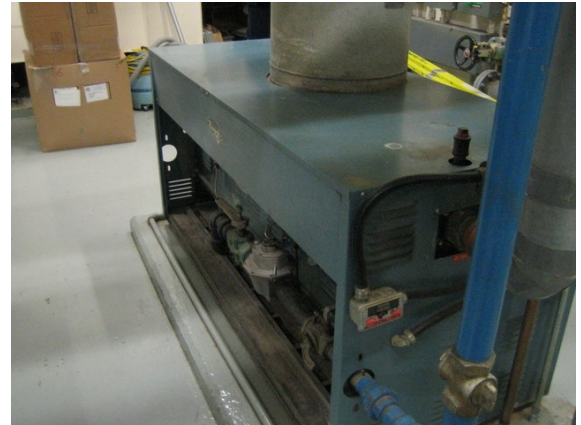
The building is heated by two older (original construction) Raypack 1.46MMBTU/Hr. Gas fired boilers and one newer Raypack boiler of the same size installed in 1994. All appear to be in operating condition, but the older boilers have reached their theoretic life.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-07

Event: Replace Boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$50,000	Low

Updated: JAN-07



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

The chimneys for the two aged boilers should be replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

Event: Replace Chimneys

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$10,000	Low

Updated: JAN-07

D3020.04.03 Fuel-Fired Unit Heaters**

A ceiling suspended gas fired air handler is used to heat the CTS lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	30	JAN-07

D3040.01.01 Air Handling Units: Air Distribution**

There are six (6) Sheldon Model U-O-35 air handling units serving the main part of the building and two (2) units (make and model not determined) serving the gymnasiums.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07



Event:

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$120,000	Low

Updated: JAN-07

D3040.01.03 Air Cleaning Devices:Air Distribution*

Air filtration equipment is integral to the air handlers, and consists of medium efficiency disposable filters.

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

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Air outlets are typically ceiling or wall mounted grills and diffusers.

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

D3040.03.01 Hot Water Distribution Systems**

Heating hot water is used for perimeter heat in finned tube radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

D3040.04.01 Fans: Exhaust**

There are eight (8) rooftop mounted exhaust fans noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	JAN-07

Event: Replace Roof Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$6,500	Low

Updated: JAN-07

D3040.04.05 Air Outlets and Inlets: Exhaust*

Air outlets and inlets are a combination of egg crate and aluminum grate styles.

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

D3050.01.01 Computer Room Air Conditioning Units**

There is currently no cooling in the computer rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1977	30	JAN-07

Event: Add AC to Computer Room

Concern:

The computer and network rooms lack air conditioning. The elevated temperatures in these rooms could shorten the life of the computer equipment, and make it uncomfortable to perform work there.

Recommendation:

Install split DX air conditioning unit for the computer room areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$11,000	High

Updated: JAN-07

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

Two Engineered Air Model DJ-20-0 roof top air conditioning units serve the gymnasiums.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	30	JAN-07

Event: Replace Roof Top AC Units

Concern:

RTU's are problematic and have had repeated failures.

Recommendation:

Replace with newer RTU's

Consequences of Deferral:

Ongoing high maintenance costs, reduced air flow and heat when RTU's are not operational.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$16,000	High

Updated: JAN-07



D3050.03 Humidifiers**

Hot water boiler type humidification is available but not in use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	25	JAN-07

D3050.05.03 Finned Tube Radiation**

Finned tube radiation perimeter heating is located throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

D3050.05.06 Unit Heaters**

Hydronic unit heaters are used primarily in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

Event: Replace unit heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$2,500	Low

Updated: JAN-07

D3060.02.02 Pneumatic Controls**

Pneumatic controls are used for the thermostats throughout the main portion of the building and for valve and damper actuators. Signals are also sent to the BMS for control purposes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

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

The building is equipped with an Andover building management system (BMS). Temperatures and offsets are controlled off site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	JAN-07



D4030.01 Fire Extinguisher, Cabinets and Accessories**

Fire extinguishers, both water canister and ABC chemical, are located conveniently throughout the building. Inspection tags are current.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	30	JAN-07

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

Main transformer are utility owned and maintained.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	40	JAN-07

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

Underground electrical service to main switchboard rated at 800A 3 Phase 120/208V.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	40	JAN-07

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

Secondary distribution panels are located throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	30	JAN-07

D5020.01 Electrical Branch Wiring*

Branch wiring includes conduit, wiring, devices and boxes.

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

Event: Replace Receptacles with GFCI Type

Concern:

Certain receptacle location near wet areas such as sinks or water coolers are not ground fault protected.

Recommendation:

Replace outlets with GFCI style outlets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$3,800	Medium

Updated: JAN-07



D5020.02.02.02 Interior Florescent Fixtures**

Interior florescent fixtures were re-ballasted and re-lamped in 2002 to modern energy efficient T8 style.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	JAN-07

D5020.02.03.01 Emergency Lighting Built-in*

Emergency lighting is provided through generator backed fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	JAN-07

D5020.02.03.02 Emergency Lighting Battery Packs**

Wall mounted battery pack emergency lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	20	JAN-07

Event: Replace Emergency Lighting Battery Packs

Concern:

Some areas have battery backed wall-packs that have exceeded their life expectancy.

Recommendation:

Replace battery backed wall packs. Replace oldest units; about 50% of the system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$16,500	Medium

Updated: JAN-07



D5020.02.03.03 Exit Signs*

Exit signs are illuminated and battery backed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	30	JAN-07

Event: Replace Exit Signs

Concern:

Exit signs in certain areas and classrooms are not placed properly or illuminated in the event of power outage. Many signs are observed to be non-functional.

Recommendation:

Replace non-illuminated signs and existing illuminated signs with modern battery backed LED style signs located according to code. Replace entire system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$42,500	Unassigned

Updated: JAN-07



D5020.03.01.03 Exterior Metal Halide Fixtures*

HID wall packs around perimeter of building.

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

D5030.01 Detection and Fire Alarm**

The fire alarm control panel is an Edwards 6500. Tested on an annual basis. 12 zone panel. Control panel located in electrical room. Annunciator located at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	25	JAN-07

Event: Replace fire alarm

Concern:

Fire alarm system, including control panel and devices have reached the end of its life.

Recommendation:

Replace fire alarm system. Replace with addressable control panel and audio/visual devices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$191,000	Unassigned

Updated: JAN-07



D5030.02.02 Intrusion Detection**

Telsco monitoring system with motion sensors in corridors and office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	JAN-07

D5030.04.01 Telephone Systems**

Nitsuko telephone system.

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

D5030.04.04 Data Systems**

Modern switching equipment and Cat 5 wiring

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	25	JAN-07

D5030.05 Public Address and Music Systems**

Dukane Petcom 2200.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1977	20	JAN-07

Event: Replace PA system.

Concern:

PA system has reached the end of its life and is not always reliable.

Recommendation:

Replace PA system in its entirety.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$80,500	High

Updated: JAN-07

D5030.06 Television Systems*

Some areas have TVs either fed from local video sources or building wide system.

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

D5090.01 Uninterruptible Power Supply Systems**

The computer server is on a UPS backup.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	30	JAN-07

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E2010.02 Fixed Casework**

Fixed casework can be found throughout the facility in areas such as Ancillary room, ECS room and kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	35	JAN-07

Event: Replace Casework Ancillary 105/ECS

Concern:

The cabinets and fixtures in the Ancillary Room 105 are aged and worn. Replacement warranted.

The cabinets and fixtures in the ECS room 108 are aged and worn. Replacement warranted.

The cabinets and fixtures in the kitchen are aged and worn. Replacement warranted.

Recommendation:

Remove and replace approximately 21 meters of lower and 9 meters of upper casework, one countertop and two sinks. Painter to make good. \$54,600.

Remove and replace approximately of upper and lower casework, one countertop and one sink. Painter to make good. \$35,600.

Remove and replace approximately 30 LF of upper and 40LF of lower casework, one countertop and one sink. Painter to make good. \$14,700.

Consequences of Deferral:

Continued operational problems and maintenance are consequences of deferral.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$104,900	Medium

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* 78/81 Cluster

There are twelve portable classrooms on the south and south east side of the facility. Six of the portables on the south side were installed in 1978. The south east cluster of six portables were installed in 1981. All are connected to the main facility via corridors. Portables are wood framed construction, stained wood siding, aluminum windows, and built-up roofing membrane. Exits from portables are wood stairs and ramps. Each portable is heated with its own gas-fired furnace. Of the 12 portables in this cluster 5 of the original furnaces have been replaced with new models. Interior finishes are painted walls, wood interior entrance doors, suspended acoustic ceiling tiles, and carpet or VCT floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1978	25	JAN-07

Event: Install stair handrail

Concern:

The exterior access stairs on the south facade of the school, at the portables installed in 1981 has missing protective handrails.

Currently the access is blocked by plywood to prevent accidental falls.

Recommendation:

Replace the missing handrail/guardrail at the access stairs to the 1981 portables, south facade.

Consequences of Deferral:

A consequence of deferral is a potential accident due to missing protective railing.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2007	\$1,100	High

Updated: JAN-07

Event: Replace Carpet Two SE Portables 21 and 237

Concern:

The carpet in two portable classrooms on the SE side of the school is showing signs of wear due to heavy traffic and should be replaced.

Recommendation:

Replace the carpet in the two portable classrooms on the SE side of the school. Provide allowance for staged removal and replacement of furnishings. Classroom numbers are 21 and 237. Total area is 168.2m2.

Consequences of Deferral:

The deterioration of the visual integrity of the building and a potential tripping hazard are consequences of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$10,400	Medium

Updated: JAN-07

Event: Replace Ceilings 78/81 Portables South Side

Concern:

The existing acoustical ceiling tiles (ACT) throughout the 1978 / 1981 portables on the south side of the school show high levels of wear.

Recommendation:

Remove and replace the existing ceiling tiles based on condition. Assume 470m2.

Consequences of Deferral:

Loss of visual integrity of the facility.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$8,000	Medium

Updated: JAN-07

Event: Replace Electrical Panels

Concern:

FPE Stablok panels show deterioration and need replacement.

Recommendation:

Replace electrical panels with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$4,000	Unassigned

Updated: JAN-07

Event: Replace Exit Signs

Concern:

D5020.02.03.03 Exit Signs* Mix of non-illuminated and illuminated types. Some exit signs are non-illuminated. Some signs are located on non-egress doors.

Recommendation:

Replace non-illuminated signs with LED illuminated exit / emergency light combo units. Insure correct doors and egresses are marked.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$3,000	Unassigned

Updated: JAN-07

Event: Replace Furnaces

Concern:

Furnaces vary in age depending on the installation date of the unit (pod or portable classroom) that they serve. The oldest ones which serve the pod classrooms that were installed in 1980 and 1981 are showing signs of deterioration.

Recommendation:

Replace 7 furnaces in the portables that have not been

changed to date. Costs include new chimney and electric controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$30,000	Unassigned

Updated: JAN-07

Event: Replace Interior Doors

Concern:

The majority of the interior swing doors in the six, 1978 and 1981 portables on the south side of the school are exhibiting substantial wear and operational problems.

Recommendation:

Remove and replace the interior doors in the six classrooms added to the south side of the school in 1978 and 1981. Assume 12 interior doors.

Consequences of Deferral:

Ongoing operational and maintenance issues will be a consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$17,900	Medium

Updated: JAN-07

Event: Replace VCT Flooring Six Portables

Concern:

The VCT flooring in the six portables in the 1978/1981 addition at the south side of the school is worn.

Recommendation:

Remove and replace the VCT flooring in the six portable classrooms in the 1978/81 addition at the south end of the school.

Consequences of Deferral:

Deterioration of the visual integrity of the facility is a consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$20,800	Medium

Updated: JAN-07

Event: Replace wood exterior stair. (2 stairs)

Concern:

Exterior wood exit stairs to portables are worn and deteriorated.

Recommendation:

Replace exterior wood stair with new wood stair using pressure treated lumber.

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

Updated: JAN-07

F1010.02.04 Portable and Mobile Buildings* Free Standing

One, single portable classroom sits on the northwest side of the facility and is a stand alone portable, not connected to the main facility. Construction and finishes is similar to the cluster portables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	JAN-07

F2020.01 Asbestos*

No asbestos containing materials known or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-07

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance

There is barrier free travel possible between parking and the facility entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	0	JAN-07

K4010.02 Barrier Free Entrances

Not all entrances to the facility are barrier free. Entrances to the main facility have no height changes while entrances to the portable clusters have ramps in some cases but just exterior stairs in others.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	0	JAN-07



Event: Install power door operator

Concern:

There is no automatic door opener to facilitate barrier free access.

Recommendation:

Install a power assisted automatic door opener at the main entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$6,900	Low

Updated: JAN-07

K4010.03 Barrier Free Interior Circulation

Interior ramp facilitates barrier free interior circulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	JAN-07

K4010.04 Barrier Free Washrooms

There are two barrier free unisex washrooms in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	0	JAN-07

RECAPP Facility Evaluation Report



Elizabeth Seton Catholic Elementary / Junior High School

S3109
Edmonton

Facility Details	
Building Name:	Elizabeth Seton Catholic Ele
Address:	
Location:	Edmonton
Building Id:	S3109
Gross Area (sq. m):	0.00
Replacement Cost:	\$0
Construction Year:	0

Evaluation Details	
Evaluation Company:	VFA Canada Corporation
Evaluation Date:	September 14 2006
Evaluator Name:	Greeley, Michaud, Jackson

Total Maintenance Events Next 5 years:	\$9,500
5 year Facility Condition Index (FCI):	0%

General Summary:

The site for Elizabeth Seton Catholic Elementary Junior High School sits just east of 37th Street NW and south of 135th Avenue NW. The school is surrounded by grassed areas to the east and south. On the north are residential properties and the main entrance to the school sits on the west side. To the east there is a baseball diamond athletic area and to the south is a playground recreational area. Parking is provided both on the north side of the school and on the west and south side of the facility. Vehicles can enter the site both on the north and west sides of the facility.

The overall condition of the site is acceptable.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

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

S7 SITE

G1030 Site Earthwork (Site Grading)*

Site grading appeared to be generally acceptable. Some drainage issues exist in gravel visitors parking lot. See G2020.02.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	50	JAN-07

G2010.02.02 Flexible Pavement Roadway (Asphalt)**

Asphalt flexible pavement roadway for site approach.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	JAN-07

G2010.05 Roadway Curbs and Gutters*

Concrete curbs and gutters along roadway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	JAN-07

G2020.02.01 Aggregate Parking Lots (Gravel)**

There is a gravel parking lot south of the facility for visitor parking. Parking for 8 vehicles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	10	JAN-07

Event: Regrade Aggregate Parking Lot

Concern:

The current gravel parking lot on the south side of the facility is rutting and ponding water.

Recommendation:

Regrade the aggregate parking lot to improve drainage. Assume 406m².

Consequences of Deferral:

The continued degradation of the aggregate parking lot is a consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2008	\$8,000	Medium

Updated: JAN-07



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

There is a flexible pavement parking lot for staff at the southwest side of the facility. Parking for 22 vehicles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	10	JAN-07



G2020.06.02 Parking Bumpers*

Precast parking bumpers or wheel stops are present in the north side parking area adjacent to the free standing portable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	JAN-07

G2020.06.03 Parking Lot Signs*

Reflective metal signage exists in the parking areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	JAN-07

G2020.06.04 Pavement Markings*

No pavement markings were found.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1990	25	JAN-07

Event: Provide New Pavement Markings in Parking Lots.

Concern:

No parking lot pavement markings were found during the assessment to marking parking stalls.

Recommendation:

Provide new pavement markings in parking lots. Assume 22 stalls.

Consequences of Deferral:

Ineffective use of provided parking space is a consequence of deferral.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$1,000	Medium

Updated: JAN-07

G2030.02.02 Asphalt Pedestrian Pavement**

Asphalt pedestrian pavement is used in various locations around the facility, specifically the south side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	10	JAN-07



G2030.04 Rigid Pedestrian Pavement (Concrete)**

Concrete pavement for pedestrians surrounds the perimeter of the facility and specifically can be found on the north and west sides.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	15	JAN-07



G2030.06 Exterior Steps and Ramps*

Exterior ramp to clustered portables is concrete pavers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	JAN-07

Event: Repair Concrete Pavers

Concern:

The concrete paving stone walkway to the portables is uneven and displaced.

Recommendation:

Regrade base and resit concrete paving stone walkway. Assume 7.4m2.

Consequences of Deferral:

Potential tripping hazard.



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

Updated: JAN-07

G2040.03 Athletic and Recreational Surfaces**

Athletic and recreational surfaces range from grass covered playing fields, asphalt paved basketball courts, shale-surfaced baseball diamonds with backstop, and surfaced playground area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	25	JAN-07



G2040.05 Site and Street Furnishings*

Site furnishings include metal construction bicycle racks and trash bins.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	JAN-07

G2040.06 Exterior Signs*

Exterior signs on site include the cast metal wall signage on the front facade of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	25	JAN-07

G2040.08 Flagpoles*

The facility has a flag pole on site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	30	JAN-07

G2050.04 Lawns and Grasses*

Expanses of grass surround the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	15	JAN-07

G3010.02 Site Domestic Water Distribution*

Domestic water is supplied from the city main to the building by underground galvanized pipe which enters the north side of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	50	JAN-07

G3020.01 Sanitary Sewage Collection*

Sanitary sewer lines are underground cast iron connected to the city main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	50	JAN-07

G3030.01 Storm Water Collection*

Storm water is carried off site to the municipal storm water system from the building by internal cast iron piping. Site drainage is collected from catch basins in parking lots and conveyed off site to the municipal storm water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1977	50	JAN-07

G3060.01 Gas Distribution*

Gas is conveyed to the building via an underground steel pipe from the natural gas supplier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	50	JAN-07

G4010.02 Electrical Power Distribution Lines*

Underground 800A 3ph 120/208V service to transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1977	50	JAN-07