

# RECAPP Facility Evaluation Report



**St. Alphonsus Catholic Elementary / Junior High School**

B3278A  
Edmonton

**Facility Details**

**Building Name:** St. Alphonsus Catholic Elern  
**Address:** 11624 - 81 Street  
**Location:** Edmonton

**Building Id:** B3278A  
**Gross Area (sq. m):** 7,426.00  
**Replacement Cost:** \$11,504,178  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Koliger Schmidt  
**Evaluation Date:** December 1 2004  
**Evaluator Name:** Mr. Mario Macchione

**Total Maintenance Events Next 5 years:** **\$494,640**  
**5 year Facility Condition Index (FCI):** **4.30%**

**General Summary:**

This K-IX School is located at 11624-81 Street, Edmonton Alberta, with a current student enrolment of 328 students

The original building was constructed in 1949 (756 m2) and was further expanded in 1953 (398 m2) and 1955 (460 m2), all these structures are of frame construction with flat roofs, with stucco and metal clad exterior (metal clad windows infill panels). Two major additions were constructed in 1964 (2905 m2) and 1968 (2907 m2), both of masonry construction, bringing the facility to its present form. No major upgrading was implemented with exception of partial re-roofing in 1994.

Front entrance should be reconstructed to provide barrier free access to this two storey facility with a full basement level housing 6 instructional rooms . This multilevel building is not equipped with an elevator or any other elevating devices, which would be required under present Code.

Interior upgrades are required to replace water damaged ceilings on all levels of the 1968 section. Most lockers, metal toilet partitions, and some doors require to be replaced. Automatic door openers and barrier free Washrooms should be provided.

Roofing inspection is recommended for the oldest portions of the complex to verify condition of the inverted roof. Investigation is also recommended to identify leakage sources within the building, especially on lower levels.

**Structural Summary:**

1964 and 1968 Structures - Masonry walls, cast in place concrete beams and structural concrete floor, metal deck flat roofs; all in fair condition.

1949 1953 and 1955 Structures - Wood frame walls, roofs and floors on concrete foundations over crawl spaces; all in fair condition.

**Envelope Summary:**

Roofing investigation is recommended for portions of the older structures. Reconstruct front entrance to assist in conserving energy and also could address some barrier free access issues . It is recommended that the 1964 and 1968 windows with integral blinds be repaired , along with providing new window seals and accessories.

**Interior Summary:**

The following building elements should be considered for upgrading and or repairing:

Upgrade ceiling finishes upon completion of a fire stopping program.

Replace a number of damaged lockers, damaged toilet partitions, worn visual display boards, and damaged doors.

Acoustic treatment, millwork modifications / repairs should also be considered.

Barrier free access for this building remains a concern due to its multi-level configuration.

**Mechanical Summary:**

The 1949, 1953 and 1955 sections of the school is heated by a steam boiler which was installed in 2003. The steam distribution system was left as originally installed. The 1964 and 1968 sections of the school are heated by hot water boilers that circulate water to perimeter finned tube. The ventilation system in the 1949, 1953, 1955 and 1964 sections of the school consist of unit ventilators. The 1968 section is ventilated by an air handling unit. The current DDC system should be upgraded when all these modifications take place as part of a building modernization for the 1949, 1953, 1955, and 1964 sections of the building. Only the 1968 section of the school and the 1964 boiler plant could be left mostly as is.

The mechanical systems for the building are in poor condition.

**Electrical Summary:**

Main Service for this building is 600 Amp 120/208 volt three phase, with a peak demand of 261 Amp. Branch circuit panel boards are located throughout the facility. The lighting consists of T12 fluorescent light fixtures with some HID light fixtures. Emergency lighting consists of battery packs c/w remote heads with energy efficient LED style exit lights throughout. The fire alarm system is Simplex 2001. Cat5 data network cabling is installed throughout. Telephone system is by Nitsuko. Paging system is Dukane Petcom 2200. Upgrade main service switchgear. Upgrade Fire Alarm System with a new panel and by adding strobes. Replace existing lighting system with new T5 lighting system for energy efficiency and life cycle replacement. The electrical is in fair condition.

| <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\*

Concrete foundation wall on strip footing

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 100                | DEC-04         |

### A1030 Slab on Grade\*

Basement level and ground floor level

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 100                | DEC-04         |

### A2020 Basement Walls\*

Concrete foundation walls - Refer to G2020.02.02 Court Yard

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 100                | DEC-04         |

#### **Event: Repair cracks in concrete wall- Boiler Room**

**Concern:**

Water infiltration has been reported as being a problem; water entering from courtyard.

**Recommendation:**

Repair cracks in wall, regrade courtyard. Refer to G2020.02.02 Court Yard

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$1,080     | Low             |

Updated: February 24 2005



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

1964 and 1968 Structures - Cast in place concrete beams and structural concrete floor.

1949 1953 and 1955 Structures - Wood frame floors on concrete foundations over crawl space

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 100                | DEC-04         |

### B1010.02 Structural Interior Walls Supporting Floors\*

1964 and 1968 Structures - Load bearing walls and pilasters.

Existing is a combination of concrete columns and load bearing concrete block walls.

1949 1953 and 1955 Structures -Wood load bearing walls.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 100                | DEC-04         |

**B1010.05 Mezzanine Construction\***

Mechanical mezzanine (1964 structure) above office in Industrial. Arts - Wood frame not fire rated

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 100                | DEC-04         |

**Event:** **Upgrade fire rating and fire stop holes in mezzanine floor and walls.**

**Concern:**

Mechanical space is not fire rated. A number of unprotected penetrations were noted through walls and floor.

**Recommendation:**

Upgrade mezzanine floor and wall fire rating. Floor area is approximately 25m2



| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Code Repair | 2005        | \$2,160     | Low             |

*Updated: February 24 2005*

**B1010.07 Exterior Stairs\***

2002 - modifications and improvements made to exterior stairs.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 40                 | DEC-04         |

**B1010.10 Floor Construction Firestopping\***

A number of unprotected penetrations through floor structure.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event:** **Fire stop penetrations between floors.**

**Concern:**

A number of unprotected pipes/conduits and ducts penetration through floor structures.

**Recommendation:**

Fire stop penetrations between floors - maintain required fire rating.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Code Repair | 2005        | \$4,320     | Low             |

*Updated: February 24 2005*

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

1964 & 1968 structures - metal deck on steel joist roof structure

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 100                | DEC-04         |

**B1020.01.04.06 Wood Framing:Roof Joists**

1949, 1953 and 1955 structures.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

**B1020.04 Canopies\***

Main entry canopy; fair condition.

North entry canopy - metal framed and clad parapet installed to prevent unwanted roof access.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 100                | DEC-04         |

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

Brick exterior facade.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 75                 | DEC-04         |

**Event: Repair and repoint brick veneer.****Concern:**

Brick veneer and mortar joints have cracked in a few locations, Loose bricks in courtyard area.

**Recommendation:**

Seal cracked brick faces, and repoint mortar joints (approximate area 20m2) as required.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$2,160     | Low             |

Updated: February 24 2005

**B2010.01.06.03 Metal Siding\***

Metal cladding - window infill panels.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 40                 | DEC-04         |

**B2010.01.08 Portland Cement Plaster: Ext. Wall\***

1949, 1953 and 1955 - Entire exterior facade.

1964 and 1968 - accent finish to a mainly brick facade.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 75                 | DEC-04         |

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

Joint sealers; poor.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event: Seal joints and around windows.****Concern:**

Sealant has deteriorated.

**Recommendation:**

Replace Joint Sealers, Caulking (approximate. 240 metres).

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2005        | \$3,240     | Low             |

Updated: February 24 2005

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

1949, 1953 and 1955 - Entire exterior facade.

|                      |                         |                           |                       |
|----------------------|-------------------------|---------------------------|-----------------------|
| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
| 3 - Marginal         | 0                       | 15                        | DEC-04                |

**Event: Paint exterior stucco finish**

**Concern:**

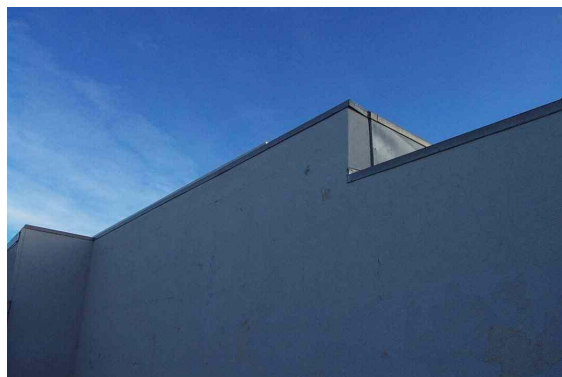
Paint finish has deteriorated and is unsightly.

**Recommendation:**

Paint stucco - (approx. 130m2).

|                    |                    |                    |                        |
|--------------------|--------------------|--------------------|------------------------|
| <b><u>Type</u></b> | <b><u>Year</u></b> | <b><u>Cost</u></b> | <b><u>Priority</u></b> |
| Repair             | 2005               | \$6,480            | Low                    |

*Updated: February 24 2005*



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

Painted exterior concrete block wall - Screen

|                      |                         |                           |                       |
|----------------------|-------------------------|---------------------------|-----------------------|
| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
| 3 - Marginal         | 0                       | 0                         | DEC-04                |

**Event: Install surveillance equipment**

**Concern:**

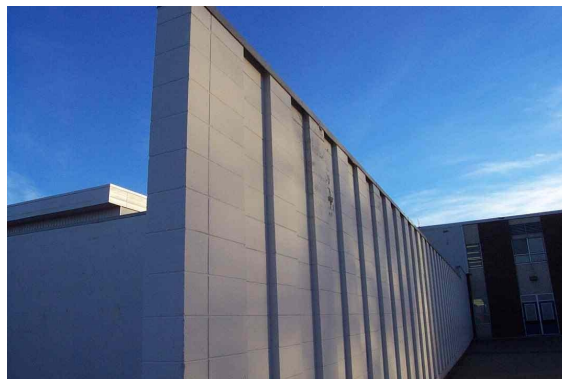
An exterior masonry single wythe reinforced free standing wall juts out (approximately 20 metres long x 4 metres high) from face of 1968 structure. This screen creates a security issues as vandals are hidden from view.

**Recommendation:**

Install surveillance equipment to faces of building - 2 camera, monitor device, wiring etc.

|                          |                    |                    |                        |
|--------------------------|--------------------|--------------------|------------------------|
| <b><u>Type</u></b>       | <b><u>Year</u></b> | <b><u>Cost</u></b> | <b><u>Priority</u></b> |
| Preventative Maintenance | 2005               | \$2,700            | Low                    |

*Updated: February 24 2005*



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

1949, 1953 and 1955 - exterior load bearing wall.

|                      |                         |                           |                       |
|----------------------|-------------------------|---------------------------|-----------------------|
| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
| 4 - Acceptable       | 0                       | 100                       | DEC-04                |

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

No evidence of air movement or condensation damage through building envelope.

|                      |                         |                           |                       |
|----------------------|-------------------------|---------------------------|-----------------------|
| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
| 4 - Acceptable       | 0                       | 20                        | DEC-04                |



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

Generally in good condition.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 20                 | DEC-04         |

**B2010.09 Exterior Soffits\***

1949 - Fascias in poor condition.  
 1953 and 1955 - Soffits finished with stucco, in good condition.  
 1964 - Fascias in good condition.  
 1968 - No soffits.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 20                 | DEC-04         |

**Event:** Replace fascia - 1949 structure.

**Concern:**

Fascia in poor condition.

**Recommendation:**

Replace fascia.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$6,480     | Low             |

*Updated: February 24 2005*

**B2020.01.01.02 Aluminum Windows\***

Aluminum windows with integral venetian blinds. Openers poor, seals need replacement.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 35                 | DEC-04         |

**Event:** Window replacement

**Concern:**

Single glazing in lobby. Poor thermal performance. Aluminum windows with integral venetian blinds - repair blinds' operating mechanism. Operable vents and seals are poor.

**Recommendation:**

Repair windows in 1964 and 1968 Structures.

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2005        | \$43,200    | Low             |

*Updated: February 24 2005*

**B2020.01.01.05 Wood Windows\***

1955 - Wood frames metal wrapped with aluminum slider inserts.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 35                 | DEC-04         |

**B2030.01.01 Aluminum-Framed Storefronts\***

Single glazing in lobby. Poor thermal performance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 30                 | DEC-04         |

**Event:** Upgrade glazing at main entrance.

**Concern:**

Single glazing in lobby. Poor thermal performance.

**Recommendation:**

Upgrade glazing.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$6,480     | Low             |

*Updated: February 24 2005*



**B2030.01.10 Wood Entrance Door\***

Wood doors

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 30                 | DEC-04         |

**Event:** Upgrade exterior doors

**Concern:**

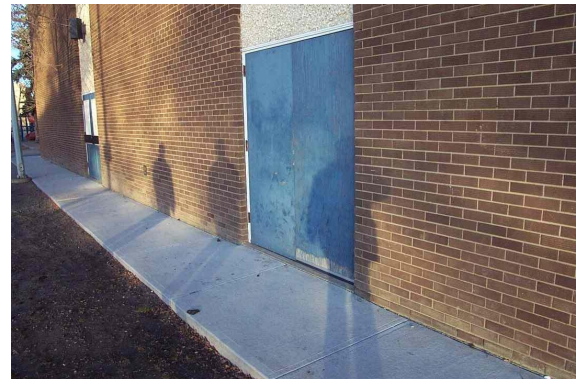
Door veneers are in poor conditon.

**Recommendation:**

Replace wood doors (quantity -2). Repair and paint all exterior wood doors.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$5,400     | Low             |

*Updated: February 24 2005*



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

SBS - (1968 and 1964 Structures) roofed 1994.

1953 structure roofed 2002.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 25                 | DEC-04         |

**B3010.04.08 Membrane Roofing (Inverted/ Protected)\***

1949 and 1953 structures.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 25                 | DEC-04         |

**Event: SBS roofing - 1949 and 1953 structures**

**Concern:**

Roofing is at end of its life expectancy.

**Recommendation:**

Upgrade roofing to SBS (1600m2 approximate).

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2005        | \$86,400    | Low             |

*Updated: February 24 2005*

**B3010.09 Roof Specialties and Accessories\***

Roof access from within building.

Roof accessories.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 25                 | DEC-04         |

**B3020.01 Skylights\***

Small skylights

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 20                 | DEC-04         |

### S3 INTERIOR

#### C1010.01 Interior Fixed Partitions\*

1949, 1953 and 1955 structures - wood frame plaster finish.

1964 and 1968 structures - concrete block.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 50                 | DEC-04         |

#### C1010.05 Interior Windows\*

Minimal usage.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 40                 | DEC-04         |

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

Numerous unprotected penetrations.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event:** Seal penetrations through fire separations.

**Concern:**

Numerous unprotected penetrations through fire separations.

**Recommendation:**

Seal penetrations through fire separations with approved rated products.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Code Repair | 2005        | \$21,600    | Low             |

Updated: February 24 2005



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

1968 structure - Typically wood doors in metal frames, both painted - acceptable.  
 1964 structure - wood doors c/w kickplates - poor.  
 1949, 1953, and 1955 structures -wood doors in wood frames, both painted - acceptable.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 50                 | DEC-04         |

**Event: Upgrade interior doors.**

**Concern:**

1968 structure - Typically wood doors in metal frames - no kickplates  
 1964 structure - wood doors c/w kickplates - poor.  
 1949, 1953, and 1955 structures -wood doors in wood frames - no kickplates

**Recommendation:**

1964 structure - Install 28 new doors.  
 Install kickplates to 96 interior doors.

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2005        | \$27,000    | Low             |

*Updated: February 24 2005*

**C1020.02 Interior Entrance Doors\***

1968 structure - Typically wood doors in metal frames, both painted - acceptable.  
 1964 structure - wood doors c/w kickplates - poor.  
 1949, 1953, and 1955 structures -wood doors in wood frames, both painted - acceptable.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 50                 | DEC-04         |

**Event: Upgrade interior entrance doors.**

**Concern:**

1968 structure - Typically wood doors in metal frames - no kickplates  
 1964 structure - wood doors c/w kickplates - poor.  
 1949, 1953, and 1955 structures -wood doors in wood frames - no kickplates

**Recommendation:**

1964 structure - Install 2 new doors.  
 Install kickplates to 12 interior doors.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$3,240     | Low             |

*Updated: February 24 2005*

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

Corridor control doors and staircase interior doors

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 50                 | DEC-04         |

**Event: Install electronic hold open devices.**

**Concern:**

Doors are propped open

**Recommendation:**

Install mag locks to 10 set of doors.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Code Repair | 2005        | \$6,480     | Medium          |

*Updated: February 24 2005*

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

Chalkboards need to be changed to whiteboards, unsatisfactory.  
Display boards inadequate - more required.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event: Upgrade visual display boards.**

**Concern:**

Chalkboards need to be changed, unsatisfactory.  
Display boards inadequate - more required.

**Recommendation:**

Remove existing display boards, (27 teaching rooms) install chalkboards and /or whiteboards. Install tackboards

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2005        | \$32,400    | Low             |

*Updated: February 24 2005*

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

Toilet partitions in poor condition.  
Barrier free W.C. not provided.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event: Upgrade washrooms****Concern:**

Toilet partitions are in poor condition; damaged, hardware is missing or needs repair0

**Recommendation:**

Remove and install new toilet partitions. Provide bracing pieces and accessories. Co-ordinate installation with Barrier free upgrade.

| <u>Type</u>           | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2005        | \$32,400    | Low             |

Updated: February 24 2005

**C1030.06 Handrails\***

Paint steel balustrades and railings.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 50                 | DEC-04         |

**C1030.08 Interior Identifying Devices\***

Signage appears to be adequate.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

**C1030.10 Lockers\***

1964 structure - Metal lockers in fair condition.  
1968 structure - Lockers in poor condition - replace.  
1949 structure - Lockers in poor condition - replace.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 30                 | DEC-04         |

**Event: Upgrade lockers****Concern:**

1968 and 1949 structures - Lockers in poor condition

**Recommendation:**

Remove and replace 200 lockers. Install sloped tops

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2005        | \$35,640    | Low             |

Updated: February 24 2005

**C1030.12 Storage Shelving\***

Wood shelving

| <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                         | DEC-04                |

**C1030.14 Toilet, Bath, and Laundry Accessories\***

Accessories in fair condition.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 0                       | 20                        | DEC-04                |

**C2010 Stair Construction\***

Cast in place concrete

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 0                       | 100                       | DEC-04                |

**C2020.01 Tile Stair Finishes\***

Quarry tile

| <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                        | DEC-04                |

**C2020.02 Terrazzo Stair Finishes\***

Good condition

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 0                       | 75                        | DEC-04                |

**C2020.05 Resilient Stair Finishes\***

Rubber finish

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 0                       | 20                        | DEC-04                |

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

Paint steel balustrades and railings.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 0                       | 50                        | DEC-04                |

**C3010.01 Concrete Wall Finishes\***

Painted concrete block and Desco wall coating in wet areas

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 0                       | 100                       | DEC-04                |



**C3010.02 Wall Paneling\***

1949 Structure, unsightly

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 30                 | DEC-04         |

**Event:** Upgrade wall finish

**Concern:**

Wall finish is unsightly.

**Recommendation:**

Repair and paint walls

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$5,400     | Low             |

Updated: February 24 2005



**C3010.03 Plaster Wall Finishes\***

Fair condition

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 40                 | DEC-04         |

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

Fair condition. Use mainly in washrooms.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 50                 | DEC-04         |

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

Music Room - condition is poor.

Gymnasiums - fair

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 20                 | DEC-04         |

**Event:** Upgrade acoustical wall treatment.

**Concern:**

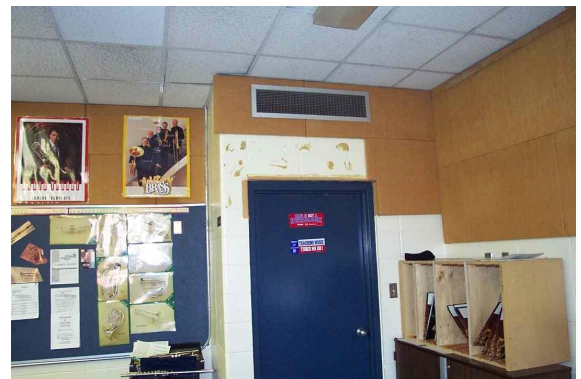
Music room - acoustic treatment is poor, and unsightly.

**Recommendation:**

Remove existing wall treatment. Install new acoustical treatment and soundproofing.

| <u>Type</u>                | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Program Functional Upgrade | 2005        | \$11,880    | Low             |

Updated: February 24 2005



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

Paint finish is generally in fair condition.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 5                  | DEC-04         |

**C3020.01 Concrete Floor Finishes\***

Painted concrete floor.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 75                 | DEC-04         |

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

Quarry tile

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 30                 | DEC-04         |

**C3020.03 Terrazzo Floor Finishes\***

Terrazzo Floor

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 70                 | DEC-04         |

**C3020.04 Wood Flooring\***

1968 gym - floor fair condition  
 1949 gym - floor sustained water damaged.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 25                 | DEC-04         |

**Event: Repair hardwood flooring**

**Concern:**

Water damaged floor, uneven surfaces.

**Recommendation:**

Remove damaged flooring (25m2 approximate). Install new flooring and paint lines.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$3,780     | Medium          |

*Updated: February 24 2005*

**C3020.07 Resilient Flooring\***

Vinyl Asbestos tiles, Vinyl Composite tiles, and sheet flooring products.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 20                 | DEC-04         |

**C3020.08 Carpet Flooring\***

Minimal useage.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 10                 | DEC-04         |

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

Desco floor finish.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

**C3030.01 Concrete Ceiling Finishes\***

Paint concrete

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 100                | DEC-04         |

**Event:** Install suspended acoustic tile ceiling in teaching spaces.**Concern:**

Unsigthy conduits runs

**Recommendation:**

Install suspended acoustic tile ceiling in (approximately 700m2) teaching spaces.

| <u>Type</u>                | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Program Functional Upgrade | 2005        | \$30,240    | Low             |

*Updated: February 24 2005***C3030.03 Plaster Ceiling Finishes\***

Painted Plaster finish

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 50                 | DEC-04         |

**Event:** Install suspended acoustic tile ceiling in corridors.**Concern:**

Unsigthy conduits runs

**Recommendation:**

Install suspended acoustic tile ceiling in (approximately 1000m2) corridors.

| <u>Type</u>                | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Program Functional Upgrade | 2005        | \$43,200    | Low             |

*Updated: February 24 2005*

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

Minimal usage

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 50                 | DEC-04         |

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

Fair conditon

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 25                 | DEC-04         |

**Event: Budget - replace damaged ceiling tiles.**

**Concern:**

A number of ceiling tiles are damage due to water damage and normal wear. Mismatched tiles were noted throughout the facility.

**Recommendation:**

Budget for installing matching ceiling tiles, replace damaged tiles

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$6,480     | Low             |

*Updated: February 24 2005*

**C3030.07 Interior Ceiling Painting\***

Fair

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 10                 | DEC-04         |

**C3030.09 Other Ceiling Finishes\***

1968 gym - Painted metal deck

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

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

Majority of school has floor mounted flush valve water closets with open front seats. Flush tank type water closets in some locations.

| <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                        | DEC-04                |

**D2010.02 Urinals\***

2000 - Wall hung urinals, flush valve.

| <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                        | DEC-04                |

**D2010.03 Lavatories\***

Stainless steel, enamelled steel, and vitreous china lavatories, all with mixing tees.

| <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                        | DEC-04                |

**D2010.04 Sinks\***

Stainless steel sinks with swing spouts throughout in some classrooms and staffroom. Plastic laundry-tub style sink in elementary lunch room with swing spouts. Floor mounted ceramic janitor sinks with vacuum breaker protected trim.

| <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                        | DEC-04                |

**D2010.05 Showers\***

1968 - Shower stalls with single tap for flow control for gym. Mixing valve to set temperature for all student showers. Staff have plastic showers stalls with hot and cold water control.

| <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                        | DEC-04                |

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

1964, 1968 - Electric coolers fountains in school, with some newer fibreglass fountains installed.  
1949 - Vitreous china drinking fountain.

| <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                        | DEC-04                |

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

1968 - Natural gas turrets for 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                       | 0                         | DEC-04                |

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

Copper piping.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 0                       | 40                        | DEC-04                |

**D2020.01.02 Valves: Domestic Water**

1949 - Gate valves on the main water supply.

| <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                         | DEC-04                |

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

1980 - Backflow preventor on main water supply.

| <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                         | DEC-04                |

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

1990 - Recirculation pump for domestic water system.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 5 - Good             | 0                       | 20                        | DEC-04                |

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

1964 - Ruud domestic hot water heater, 134.8 kW input. Separate storage tank with unknown capacity.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 0                       | 20                        | DEC-04                |

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

Domestic water mains are insulated.

| <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                         | DEC-04                |

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

Combination copper and ABS plastic.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 5 - Good             | 0                       | 50                        | DEC-04                |

**D2030.03 Waste Piping Equipment\***

Solids/heavy metals interceptor under science lab sinks.

| <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                         | DEC-04                |

**D2040.01 Rain Water Drainage Piping Systems\***

Cast iron hub and spigot rain water piping.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 5 - Good             | 0                       | 50                        | DEC-04                |

**D2040.02.04 Roof Drains\***

Roof drains with gravel guards. Some guards were upgraded when the roofs were replaced.

| <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                        | DEC-04                |

**D2090.15 Pool & Fountain Equipment\***

Fountain in 1964 building.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

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

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

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 50                 | DEC-04         |

**D3020.01.01 Heating Boilers & Accessories: Steam\***

2003 - Weil McLain LGB-II steam boiler installed for 1949 building. 381kW input, 293 kW output.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 6 - Excellent | 0                | 35                 | DEC-04         |

**D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers\***

2003 - Chimney for boiler in 1949 building has B vent chimney. Combustion air has trap.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 6 - Excellent | 0                | 0                  | DEC-04         |

**D3020.01.04 Water Treatment: Steam Boilers\***

1949 - Condensate receiver.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor      | 0                | 0                  | DEC-04         |

**Event:** **Replace steam distribution system. See D3040.02 for costs**

**Concern:**

Condensate tank is rusting. All parts of steam distribution is corroded.

**Recommendation:**

Replace entire steam distribution system. See D3040.02 for costs.

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2006        | \$0         | Low             |

*Updated: February 18 2005*

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

1964 - Peerless hot water boiler with 1295 kW input, 1036 kW output.

1968 - CRN hot water boiler with 879 kW input.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 30                 | DEC-04         |

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

1964, 1968 Insulated chimney and fan assisted combustion air.

| <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                         | DEC-04                |

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

1964 - Chemical pot feeder.

| <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                         | DEC-04                |

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

1964 - A small air handling unit with a supply fan and heating coil supplies air to the ancillary room.

1968 - Two air handling units both with supply fans, hot water heating coils, motorized dampers and filter sections serve the 1968 building.

| <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                        | DEC-04                |

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

1964, 1968 - Medium velocity ductwork supplies air to 1964 and 1968 building.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 0                       | 50                        | DEC-04                |

**D3040.01.05 Duct Accessories: Air Distribution\***

1964, 1968 - Balancing dampers provided on branch duct lines.

| <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                         | DEC-04                |

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

1964 - Transfer air grills above classroom doors to transfer air to corridor.

1968 - Mostly cone diffusers in ceilings for supply air. Egg crate grills for return.

| <b><u>Rating</u></b> | <b><u>Installed</u></b> | <b><u>Design Life</u></b> | <b><u>Updated</u></b> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable       | 0                       | 50                        | DEC-04                |



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

1949 - Steel piping supplies steam to 1949, 1953, 1955 buildings.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor      | 0                | 30                 | DEC-04         |

**Event: Replace steam heating distribution system.**

**Concern:**

Steam heating piping in the 1949, 1953 and 1955 sections are heavily corroded and require replacing. Piping insulation and boiler were upgraded in 2003.

**Recommendation:**

Replace steam heating distribution system in 1949, 1953 and 1955 building sections. Should be done together with a ventilation upgrade as part of a school modernization.

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2006        | \$97,200    | Low             |

*Updated: February 18 2005*

**D3040.03.01 Hot Water Distribution Systems\* 1964**

1964 - Reverse return piping systems.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event: Upgrade hot water distribution system in 1964 building.**

**Concern:**

It is recommended to upgrade the ventilation system in the 1964 building, so the hot water system would have to be modified in the 1964 section of the school since the classrooms have unit ventilators.

**Recommendation:**

Upgrade the hot water distribution system. Demolish the unit ventilators and install fin radiation. Should be done complete with ventilation upgrade as part of a school modernization.

| <u>Type</u>                | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Indoor Air Quality Upgrade | 2006        | \$172,800   | Low             |

*Updated: February 18 2005*

**D3040.03.01 Hot Water Distribution Systems\* 1968**

1968 - Reverse return piping system.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 40                 | DEC-04         |

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

1953 - Exhaust fan serves the 1953 gym as part of a pull through ventilation system.

1964 - Exhaust fan exhaust corridors for univents, and several washroom exhaust fans on the roof. Two exhaust fans exhaust ancillary room.

If the ventilation system is upgraded as indicated in D3050.05.07, most of these exhaust fans become redundant and can be demolished.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 30                 | DEC-04         |

**D3040.04.03 Ducts\*: Exhaust**

Medium velocity ductwork.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

**D3040.04.05 Air Outlets and Inlets\*: Exhaust**

Metal mesh and vaned exhaust grills throughout school.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

**D3050.01.01 Computer Room Air Conditioning Units\***

Computer lab in library in 1968 building has no air conditioning system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 30                 | DEC-04         |

**Event: Install air conditioning in computer lab.**

**Concern:**

Computer lab gets warm during high occupancy.

**Recommendation:**

Install 5 ton air conditioning in one computer lab.

| <u>Type</u>                | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Indoor Air Quality Upgrade | 2005        | \$19,440    | Low             |

*Updated: February 18 2005*

**D3050.05.02 Fan Coil Units\***

Force flows at school entrances.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

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

Fin tube installed throughout most of building except in rooms with unit ventilators.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

**D3050.05.06 Unit Heaters\***

Unit heaters installed near overhead door and in two mechanical rooms.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

**D3050.05.07 Unit Ventilators\* 1949, 1953, 1955, 1964**

1949, 1953, 1955, 1964 - Unit ventilators installed in a portion of the rooms in these sections of the school.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 2 - Poor      | 0                | 0                  | DEC-04         |

**Event: Upgrade ventilation systems.**

**Concern:**

Many of the rooms in the school do not have mechanical ventilation. Other spaces have unit ventilators where parts are difficult to find and are not providing sufficient ventilation.

**Recommendation:**

Upgrade ventilation with rooftop air handling systems and duct air to rooms. Recommend simultaneous upgrading the heating distribution as part of a building modernization, since removing the univents will require heavy modification of the heating system anyways.

| <u>Type</u>                | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Indoor Air Quality Upgrade | 2006        | \$550,800   | Low             |

*Updated: February 18 2005*

**D3060.02.02 Pneumatic Controls\***

Pneumatic controls for mixing dampers in 1968 air handling units. Pnuematic valves for individual room control.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 40                 | DEC-04         |

**Event: Upgrade pneumatic controls throughout school.**

**Concern:**

Due to proposed changes in the heating and ventilation system, large portions of the pneumatic controls will have to be upgraded to suit.

**Recommendation:**

Replace pneumatic control to suit proposed changes to ventilation and heating.

| <u>Type</u>                | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Program Functional Upgrade | 2006        | \$86,400    | Low             |

*Updated: February 18 2005*

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

1990 - Andover BMCS installed.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 30                 | DEC-04         |

**Event: Upgrade BMCS control system.**

**Concern:**

Parts for the control system are difficult to find, equipment is obsolete. Insufficient control points. Energy savings possible.

**Recommendation:**

Upgrade BMCS system.

| <u>Type</u>               | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------------|-------------|-------------|-----------------|
| Energy Efficiency Upgrade | 2005        | \$16,200    | Low             |

*Updated: February 18 2005*

**D4020 Standpipes\***

Hose cabinets throughout school.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 50                 | DEC-04         |

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

Wall mounted chemical fire extinguishers throughout school.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 30                 | DEC-04         |

**S5 ELECTRICAL****D5010.01 Main Electrical Transformers\***

1968 installed- Pad mounted Transformer located over 20 feet from the building. Underground Electrical Service at 600 Amp, 120/208 Volt three phase four wire. Peak demand was during month of December 2004 at 94 kw = 261a Amps. Main Disconnect is Federal Pioneer.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 40                 | DEC-04         |

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

1949 - Federal Pioneer Main Distribution Panel c/w 16 spaces. Four spares are available. 120/208 volt three phase.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 40                 | DEC-04         |

**Event:** **Original Equipment from 1968. 600 Amp 120/208 Volt three phase service. Federal Pioneer Equipment.**

**Concern:**

Equipment has passed its expected life expectancy. Breakers may fail in case of an electrical fault. Spare parts are no longer available.

**Recommendation:**

Replace existing switchgear with new equipment. Consolidate the service in new 600 Amp 120/208 volt three phase service.

| <u>Type</u>                  | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|------------------------------|-------------|-------------|-----------------|
| Operating Efficiency Upgrade | 2005        | \$48,600    | High            |

*Updated: February 18 2005*

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

1949 - Federal Pioneer Panels. Panels are at 85% capacity.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 25                 | DEC-04         |

**Event:** **Original Branch circuits panels at 85% capacity. Manufactured by Federal Pioneer.**

**Concern:**

Branch Circuit panels are at capacity. Spare parts are no longer available. Panels are at end of life

**Recommendation:**

Replace existing panels with new, bolt in type panels and lockable door.

| <u>Type</u>                  | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|------------------------------|-------------|-------------|-----------------|
| Operating Efficiency Upgrade | 2005        | \$43,200    | Medium          |

*Updated: February 18 2005*

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

2001 installed- Individual Westinghouse Motor controls and Furnas Controls. Andover AC 256M Plus DDC Control System. Monitored by the Catholic School Board in Central Edmonton. System at capacity. No spare circuits available.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

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

2001 installed- Individual Westinghouse Motor controls and Furnas Controls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good      | 0                | 0                  | DEC-04         |

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

1949, 1953, 1955, 1964, 1968 - Installed in conduit.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 50                 | DEC-04         |

**D5020.02 Interior Lighting**

Recessed 2x4 fluorescent light fixtures c/w magnatic ballasts and T12 lamps. Acrylic lenses shield the lamps.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 35                 | DEC-04         |

**Event:** **Classrooms and Hallways use fluorescent light fixtures c/w T12 lamps and Acrylic lenses and magnatic ballasts. Some calssrooms have T8 lamps.**

**Concern:**

Existing light fixtures are at end of life. Acrylic lenses are yellowing in some areas. Existing light fixtures performance does not comply with IES recommendations for classrooms with VDT monitors. T12 technology c/w magnatic ballasts uses 75% more energy for a 2x4 light fixture c/w 4 lamps vs new 2x4 T5 light fixture c/w two lamps. Light levels in various areas are above new recommended light levels by IES for classroom environments.

**Recommendation:**

Upgrade lighting system in school with new light fixtures that utilize T5 lamps and electronic ballasts. Direct and indirect lighting should be utilized in classrooms with computers. Layout of the new lighting system shall be redesigned to comply with new layout of classrooms and computers. Payback will be within 5 year cycle.

| <u>Type</u>               | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------------|-------------|-------------|-----------------|
| Energy Efficiency Upgrade | 2005        | \$691,200   | Medium          |

*Updated: February 18 2005*

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

1949, 1953, 1955, 1964, 1968 - Line voltage switching used in classrooms. Keyed switches are used in hallways and bathrooms. Individual dimming controls used in stage lighting.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 30                 | DEC-04         |

**Event:** **Line voltage toggle switches are used to turn lights off. Keyed switches are used in common areas.**

**Concern:**

Lights are left on with out occupants in the area. Electrical energy is wasted. No master sweep to turn lights on or off at end or start of working hours.

**Recommendation:**

Install new Low Voltage relay system c/w programmable time clock for the various areas of the school c/w motion sensors in classrooms and washrooms.

| <u>Type</u>               | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------------|-------------|-------------|-----------------|
| Energy Efficiency Upgrade | 2005        | \$62,100    | Low             |

*Updated: February 18 2005*

**D5020.02.03 Emergency Lighting\***

Wall mounted central battery packs by Emergilite. Emergency lighting remote heads located through the school. Exit signs, c/w LED lamps located at required exits.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 30                 | DEC-04         |

**D5020.03 Exterior Building Lighting**

HID light fixtures located around the building from roof.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 25                 | DEC-04         |

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

1983 installed- Simplex 2001 Fire Alarm Control Panel c/w 12 zones. Inspected on annual basis. Last inspection in August 2004. Strobes are not installed in this building with the Bells.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 25                 | DEC-04         |

**Event:** **1983 installed- Fire Alarm Control panel Simplex 2001. Hard wired c/w 12 zones.**

**Concern:**

Fire Alarm Control Panel has life span of 20 years. Approaching end of life cycle. Panel does not have capacity to handle new strobes.

**Recommendation:**

Replace control panel with new Fire alarm control panel.

| <u>Type</u>                  | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|------------------------------|-------------|-------------|-----------------|
| Operating Efficiency Upgrade | 2005        | \$8,640     | Medium          |

*Updated: February 18 2005*

**Event:** **Current fire alarm Bells do not have Strobes for the visual annunciation of the fire alarm signal. Some areas require heat detectors.**

**Concern:**

Hearing impaired occupants may be exposed to risk by not having proper notification of presence of an fire alarm signal. Change in tenants use changes requirement for fire detection.

**Recommendation:**

Install 19 new strobes with current location of all bells. Evaluate tenant use with respect to fire detection under Alberta Fire Code 1997.

| <u>Type</u>  | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------|-------------|-------------|-----------------|
| Code Upgrade | 2005        | \$27,000    | High            |

*Updated: February 18 2005*

**D5030.02.02 Intrusion Detection\***

Motion detectors are located in common areas and where windows are located. Monitored by Catholic School board.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 25                 | DEC-04         |

**D5030.02.04 Video Surveillance\***

2002 Installed - Ceiling mounted video Cameras located inside the hallways and outside as well. Cameras use digital storage technology. Manufactured by I3DVR16

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 6 - Excellent | 0                | 25                 | DEC-04         |



**D5030.03 Clock and Program Systems\***

School has RED LED clocks through out the school as manufactured by the Catholic School board. Bells are on master clock system.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 25                 | DEC-04         |

**D5030.04.01 Telephone Systems\***

Nitsuko telephone system c/w five outs die lines and one fax line. Telephone c/w intercom feature.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 25                 | DEC-04         |

**D5030.04.02 Paging Systems\***

1949 - Paging system and music system is Dukane Petcom 2200.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 25                 | DEC-04         |

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

2000 Installed - Cat5 data cabling, wired free air is located through out the school. Drops are in surface mounted conduit. Supernet is installed in school.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

**D5030.05 Public Address and Music Systems\***

1949 - Paging system and music system is Dukane Petcom 2200.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

**D5030.06 Television Systems\***

Cable TV is located in every classroom.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

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

Individual Stand alone UPS Backup APC 1000 installed in Server Room. Emergency Battery Packs installed centrally through the school for emergency lighting.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 25                 | DEC-04         |

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.02 Library Equipment\*

1997 - upgrade

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

### E1020.07 Laboratory Equipment\*

Fair

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

### E1090.04 Residential Equipment\*

Residential type stoves, fridges, and microwaves - Home Economics and Staff Room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

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

2002 - Fitness centre complete with equipment

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event:** Construction a sound rated divider wall between  
Gymnasium and Fitness Centre.

**Concern:**

Stage area has been converted to a fitness centre. A cloth divider has been installed to separate the Gym from this space.

**Recommendation:**

Construct a wall at stage opening (approximately 30m2).

| <u>Type</u>                | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Program Functional Upgrade | 2005        | \$2,808     | Medium          |

*Updated: February 24 2005*



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

Painted plywood in fair condition.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event: Refurbish Educational Facility Casework.**

**Concern:**

Additional cabinets might be required in elementary classrooms.  
 1968 and 1964 structures - countertops are damaged.  
 Various chips, gouges and hardware deficiencies, throughout facility.

**Recommendation:**

Relaminate all tops and vanities. Install 180 linear metres of casework. Repair and refinish casework in 27 Classrooms.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$43,200    | Low             |

*Updated: February 24 2005*

**E2010.02.07 Kitchen Casework\***

Home Economics Casework in fair condition.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

**E2010.02.08 Laboratory Casework\***

Fair condition

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event: Repair Laboratory Casework.**

**Concern:**

Countertops are damaged; edge trims broken.

**Recommendation:**

Repair countertops. Make minor repairs.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$2,160     | Low             |

*Updated: February 24 2005*



**E2010.02.09 Library Casework\***

1997 - Fair

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

**E2010.03.01 Blinds\***

Blinds are between glazed window panes.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event: Window treatment upgrade**

**Concern:**

Aluminum windows with integral Venetian blinds - non operation able in most cases.

**Recommendation:**

Install 35 Venetian Blinds - co-ordinate with window replacement program.

| <u>Type</u>         | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2005        | \$7,560     | Low             |

*Updated: February 24 2005*



**E2010.03.06 Curtains and Drapes\***

Some rooms have curtains and Drapes.

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

**F2020.01 Asbestos\***

Flooring in older sections or school may contain asbestos

| <u>Rating</u>  | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0                | 0                  | DEC-04         |

| <b>Facility Details</b>    |                             |
|----------------------------|-----------------------------|
| <b>Building Name:</b>      | St. Alphonsus Catholic Elem |
| <b>Address:</b>            |                             |
| <b>Location:</b>           | Edmonton                    |
| <b>Building Id:</b>        | S3278                       |
| <b>Gross Area (sq. m):</b> | 0.00                        |
| <b>Replacement Cost:</b>   | \$0                         |
| <b>Construction Year:</b>  | 0                           |

| <b>Evaluation Details</b>  |  |
|----------------------------|--|
| <b>Evaluation Company:</b> |  |
| <b>Evaluation Date:</b>    |  |
| <b>Evaluator Name:</b>     |  |

|   |                 |
|---|-----------------|
| <b>Total Maintenance Events Next 5 years:</b> | <b>\$58,860</b> |
| <b>5 year Facility Condition Index (FCI):</b> | <b>0%</b>       |

**General Summary:**

Architectural: This site is small for a school of this size. In recent years (2002) a large percentage of the asphalt on-site roadway network and concrete sidewalks have been upgraded. Catch basins have been installed during the paving upgrade.

The building encompasses an interior asphalt paved courtyard area. The asphalt surface has deteriorated and in areas draining towards the building foundation instead of the intended catch basin.

This school has had a number of additions-all at differing interior floor levels . Ramps are used to provide some barrier free access and accessibility of equipment and or supplies.

The school's chain link fencing is relatively new (2002), but has been subjected to vandalism and in need of repairs.

Mechanical: Sanitary and storm lines connect to city mains. Utility gas service serves building.

Electrical: Car receptacles are in good working order. Pad mounted transformer is in good condition. Exterior area lighting is adequately covered.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

| <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.  |

**S7 SITE**

**G2010.02.02 Flexible Pavement Roadway (Asphalt)\***

2002 - Upgraded 65% Asphalt roadway paving.  
 2008 - Upgrade deteriorating asphalt.

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

**Event:**

**Concern:**

35 % of asphalt paved was not upgraded in 2002 - a number of poorly patched and deteriorating asphalt remains.

**Recommendation:**

Upgrade deteriorating and poorly patched asphalt.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2008        | \$16,200    | Low             |

Updated: February 18 2005



**G2010.06 Roadway Appurtenances\***

concrete wheel stops

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

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

2002 - asphalt paving

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

**G2020.06.01 Traffic Barriers\***

Frost fencing in areas, and concrete filled steel bollards.

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

**Event: Repair / refinish traffic barriers**

**Concern:**

Frost fencing is used for barrier - easily damaged  
 Concrete filled steel bollards - damaged.

**Recommendation:**

Repair damaged bollards and fencing - provide adequate protection for fencing

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$3,240     | Low             |

Updated: February 18 2005



**G2020.06.02 Parking Bumpers\***

Concrete wheel stops and concrete sidewalks

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

**G2020.06.03 Parking Lot Signs\***

Few signs, poor sign mounted on wall for handicap parking. Building has no barrier free access point.

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

**Event:** Handicap Parking upgrade

**Concern:**

Handicap parking is not proper demarcated

**Recommendation:**

Provide handicap parking as required by current ABC. Paint lines and handicap logo as required

| <u>Type</u>                 | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2005        | \$1,080     | Low             |

*Updated: February 18 2005*



**G2020.06.04 Pavement Markings\***

2002 - asphalt upgrade

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

**G2030.02.01 Gravel Pedestrian Surfacing\***

2000 - Grounds adjacent 82 Street has had gravel installed

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

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

2002 - concrete sidewalks skirting the building have been replaced.

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

**G2030.06 Exterior Ramps\***

Building has no handicap access point

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

**Event: Install barrier free ramp and railings****Concern:**

All building entrances have a number of steps leading up to doors.

**Recommendation:**

Install a ramp to allow for handicap access, which can also provide ease of moving equipment and supplies in and out of the building.

| <u>Type</u>                 | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2005        | \$12,960    | Low             |

*Updated: February 18 2005*

**G2030.06 Exterior Steps\***

2002 - exterior concrete steps have been repaired.

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

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

Chain link fencing

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

**Event: Repair chain link fencing****Concern:**

Chain link fencing is easily damaged and subject to continual vandalism.

**Recommendation:**

Repair fencing, install site surveillance cameras.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair      | 2005        | \$7,020     | Low             |

*Updated: February 18 2005*



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

1968 asphalt paved courtyard - undulating asphalt has deteriorated and needs regrading.

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

**Event: Upgrade Courtyard Landscaping**

**Concern:**

The courtyard tarmac is in poor condition and does not drain to the intended catch basin, but rather towards the buildings foundation.

**Recommendation:**

Remove asphalt paving, (approximately 380m2) grade courtyard area to drain to catch basins. Landscape with concrete pavers, concrete walks, shrubs etc.



| <u>Type</u>              | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|--------------------------|-------------|-------------|-----------------|
| Preventative Maintenance | 2005        | \$32,400    | Low             |

*Updated: February 18 2005*

**G2040.06 Exterior Signs\***

Building signage over main entrance (81 street) canopy and a free standing sign at 82 street.

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

**G2040.08 Flagpoles\***

At main entrance on 81 street.

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

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

Site grassed areas for outdoor athletic curriculum.

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

**Event: Upgrade outdoor athletic field**

**Concern:**

Athletic field has had no maintenance in recent years. Very tight athletic areas. One small soccer field - surface in poor condition.

**Recommendation:**

Provide a good draining grassed field for outdoor athletics at north end of site. Level and enlarge soccer field.

| <u>Type</u>                | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|----------------------------|-------------|-------------|-----------------|
| Program Functional Upgrade | 2005        | \$43,200    | Low             |

*Updated: February 18 2005*

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

Trees and shrubs in courtyard.  
Mature trees on west side.

| <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                         |                       |

**G2050.07 Planting Accessories\***

Minimal

| <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                         |                       |

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

1949 - Water line connected to city main.

| <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 next to school.

| <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\***

Sanitary sewer line connected to city combined main.

| <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                         |                       |

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

Storm sewer line connected to city storm main. One catch basin next to school for site drainage.

| <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\***

Existing gas utility 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                         |                       |

**G4010.02 Electrical Power Distribution Lines\***

Pad mounted transformer. Power lines main and secondary are buried underground. Not accessible.

| <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                         |                       |

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

Weatherproof, rail mounted duplex receptacles are allocated as one duplex receptacle per each two stalls. 9 stalls energized.

| <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                         |                       |

**G4020.01 Area Lighting\***

Parameter lighting is mounted to the side of the building.

| <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                         |                       |

**S8 FUNCTIONAL ASSESSMENT****K40 Current Code Issues**

Refer to C1010.07 and C1020.03

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**K4010.01 Barrier Free Route: Parking to Entrance**

Building does not have a barrier free entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event: Incorporate a barrier free concrete ramp****Concern:**

Building does not have barrier free access.

**Recommendation:**

Incorporate a barrier free concrete ramp complete with railing to access the main entrance

| <u>Type</u>                 | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2005        | \$21,600    | Low             |

*Updated: February 24 2005***K4010.02 Barrier Free Entrances**

Building does not have a barrier free entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event: Power assist door operator and controls at main entrance.****Concern:**

Building does not have a barrier free entrance.

**Recommendation:**

Install power assist door operators and controls at main entrance.

| <u>Type</u>                 | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2005        | \$15,120    | Low             |

*Updated: February 24 2005*

**K4010.03 Barrier Free Interior Circulation**

Building does not comply with requirements for barrier access.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event: Install interior lifts**

**Concern:**

Building's multi-levels does not comply with requirements for barrier access.

**Recommendation:**

Install three wheel chair stair lifts. Install one (2 stop) vertical handicap lift.

| <u>Type</u>                 | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2005        | \$124,200   | Low             |

*Updated: February 24 2005*

**K4010.04 Barrier Free Washrooms**

Building does not comply with requirements for barrier access.  
Refer to C1030.02 for additional information.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal  | 0                | 0                  | DEC-04         |

**Event: Upgrade 4 washrooms to barrier free standards**

**Concern:**

Building does not comply with requirements for barrier access.

**Recommendation:**

Modify plumbing, and washroom stalls. Repair flooring, walls, and millwork as required. Install barrier free accessories (2 washrooms of each sex).

| <u>Type</u>                 | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------------|-------------|-------------|-----------------|
| Barrier Free Access Upgrade | 2005        | \$60,480    | Low             |

*Updated: February 24 2005*