

# **RECAPP Facility Evaluation Report**

**Edmonton RCSSD #7**

**Edmonton Roman Catholic Separate School Division Head Office**

B2198A  
Edmonton

**Facility Details**

**Building Name:** Edmonton Roman Catholic School  
**Address:** 9807 - 106 Street  
**Location:** Edmonton

**Building Id:** B2198A  
**Gross Area (sq. m):** 4,430.00  
**Replacement Cost:** \$0  
**Construction Year:** 1953

**Evaluation Details**

**Evaluation Company:** Burgess Bredo Architect  
**Evaluation Date:** November 4 2005  
**Evaluator Name:** Mr. Burgess Bredo

**Total Maintenance Events Next 5 years:** **\$1,649,405**  
**5 year Facility Condition Index (FCI):** **0%**

**General Summary:**

Original building of 1,100 sq. m. was constructed in 1953 of masonry and wood with one floor over a basement. 1957 addition of 1,100 sq.m. also had one floor over a basement but was constructed of masonry and steel. 1963 addition of 1,100 sq.m. had 2 floors over a basement but was constructed of precast concrete with masonry infill. Finally, in 1970 a 2 storey addition of 1,100 sq.m. was added on top of the 1963 addition. Construction was identical to 1963 phase. Interior finishes upgraded in 2002. Building is in acceptable condition.

**Structural Summary:**

Building has a variety of floor and roof assemblies including wood frame, steel and precast concrete. All bearing on concrete basement walls and strip footings. Minor repairs required to concrete columns. Structural systems are in good condition.

**Envelope Summary:**

Exterior walls/finishes include face brick, concrete block backup, asbestos board, metal cladding and precast concrete panels. One office has vinyl windows otherwise all windows are aluminum. Aluminum storefronts and hollow metal doors set in pressed steel frames. Built up roof membrane on all roofs. Windows, doors and roofing require replacement while exterior masonry requires sporadic repair and cleaning. Building envelope systems are in marginal condition.

**Interior Summary:**

Concrete block, metal stud

**Mechanical Summary:**

Original building built in 1953 with additions in 1957, 1963 and 1970. Heating system consists of two (2) water tube boilers, two (2) circulation pumps, distribution piping to heating elements. Multi zone air system provides ventilation air to basement, main and second floors. Two (2) packaged rooftop units provide ventilation air to third and fourth floors. Air conditioning provided via reciprocating compressor and roof mounted cooling tower. Rooftop units complete with DX cooling coil. Controls are pneumatic and electronic. BMCS is installed. Exhaust fans expel foul odors. Plumbing fixtures and brass are commercial quality. Fire protection consists of wet standpipe, dry standpipe and fire extinguishers.

Items found during review which should be addressed are:

- Replace janitor sinks.
- Supervise fire line backflow preventor isolation valves.
- Insulate uninsulated piping.
- Video underground sewer lines.
- Install new heating plant.
- Replace cooling tower.
- Replace refrigeration compressors.
- Conduct air distribution review.
- Replace existing rooftop units.
- Upgrade control panels.
- Conduct study to review building ambient conditions.
- Replace halon fire protection system.
- Install humidification.

Mechanical systems are in marginal condition.

**Electrical Summary:**

1200A-120/208V/3PH/4W main power service in building, surface mounted fluorescent light fixtures retrofitted with T8 lamps and electronic ballasts, upgraded DC type emergency lighting system, and new Edwards fire alarm system. Main distribution switchboard needs to be replaced along with many of the branch circuit panelboards. Electrical installation appears in acceptable condition.

**Rating Guide**

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

**S1 STRUCTURAL****A1010 Standard Foundations\***

Concrete strip footings and pad footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	100	NOV-05

**A1030 Slab on Grade\***

Concrete slab on grade throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	100	NOV-05

**A2020 Basement Walls (& Crawl Space)\***

Reinforced concrete basement walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	100	NOV-05

**B1010.01 Floor Structural Frame\*(Building Frame) 1963 and 1970**

Precast concrete tees bearing on precast concrete beams and columns; concrete walls.  
Concrete topping over precast concrete tees.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	100	NOV-05

**B1010.01.04.06 Wood Framing:Joists 1953**

Wood joists bearing on concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	0	NOV-05

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

Concrete block and cast in place concrete bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	100	NOV-05

**B1010.03 Floor Decks, Slabs, and Toppings\* 1957**

Concrete topping over metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	100	NOV-05

**B1010.07 Exterior Stairs\*\***

Cast in place concrete stairs at north and south entrances. Steel framed fire escape from roof to grade at southeast corner of 1953 phase.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	40	NOV-05

**B1010.11 Other Floor Construction\***

Raised computer floor of metal panels and pedestals in basement computer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1953	100	NOV-05

**B1020.01 Roof Structural Frame\* 1957**

Open web steel joists bearing on steel columns/beams and concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	100	NOV-05

**B1020.01 Roof Structural Frame\* 1953**

Wood roof joists bearing on concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	100	NOV-05

**B1020.01 Roof Structural Frame\* 1963 and 1970**

Precast concrete tees bearing on precast concrete beams and columns; concrete walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	100	NOV-05

**Event: Repair concrete columns**

**Concern:**

Concrete columns are cracked in 2 locations

**Recommendation:**

Remove loose material and rust. Parge with suitable concrete material.

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

*Updated: May 10 2006*

**B1020.04 Canopies\* 1963 and 1970**

Canopies at main entrance, side entrances of precast concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	100	NOV-05

**S2 ENVELOPE****B2010.01.02.01 Brick Masonry: Ext. Wall Skin\* 1963 and 1970**

Face brick as enter whthe of cavity wall in select locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	75	NOV-05

**B2010.01.03 Stone Assemblies: Exterior Wall Skin\***

Sandstone cladding adjacent loading area on east side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	75	NOV-05

**B2010.01.06.03 Metal Siding\*\* 1963 and 1970**

Metal cladding on east wall above adjacent roof areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	40	NOV-05

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

Control joints in brick cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	75	NOV-05

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

Control joints, joints between pre-cast concrete panels and joints between dissimilar materials are caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	15	NOV-05

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

Drawings indicate asbestos board panels are located on east wall above adjacent lower roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	NOV-05

**B2010.02.02 Precast Concrete: Ext. Wall Const.\***

Precast concrete panels with smooth finish and exposed aggregate finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	100	NOV-05

**B2010.02.03 Masonry Units: Ext. Wall Const.\* 1963 and 1970**

Concrete block as backup to precast concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	100	NOV-05

**B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall\* 1963 and 1970**

Metal studs on east wall over adjacent lower roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	100	NOV-05

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation\* 1953 and 1957**

Drawings indicate no insulation or vapour barriers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	20	NOV-05

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation\* 1963 and 1970**

Drawings indicate minimal insulation in wall cavity and are silent of vapour barriers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	NOV-05

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

Painted metal louvres throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	20	NOV-05

**B2010.06 Exterior Louvers, Grilles, and Screens\* 1963 and 1970**

Bronze anodized screen over windows to stair at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	30	NOV-05

**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\* 1963 and 1970**

Clear anodized aluminum frames with double glazed scaled units. Hopper type vents at bottom half of the windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	35	NOV-05

**Event: Replace aluminum windows**

**Concern:**

Windowa are reported to be drafty, evidence of past leaks.

**Recommendation:**

Replace aluminum windows with new aluminum (224 sq.m., 73 vents).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$176,550	Medium

*Updated: May 13 2006*

**B2020.01.01.05 Wood Windows (Glass & Frame)\*\***

Wood window frames with aluminum sash; double field glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	35	NOV-05

**Event: Replace wood windows**

**Concern:**

Wood window frames have deteriorated significantly; painting is a maintenance concern. Windows reported to be drafty.

**Recommendation:**

Replace wood frames and aluminum sashes with new aluminum (86 sq.m., 7 vents)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$48,150	Medium

*Updated: May 13 2006*

**B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows\*\* 2005**

Vinyl windows added to one corner office in 1953 phase.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1953	35	NOV-05

**B2030.01.01 Aluminum-Framed Storefronts\*\* 1963**

Aluminum framed storefront with single glazing and glazed aluminum entrances at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	NOV-05

**B2030.01.02 Steel-Framed Storefronts\*\* 1963**

Steel framed storefronts with glazed hollow metal doors and single glazing at north and south entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	15	NOV-05

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

Hollow metal doors set in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	15	NOV-05

**Event: Replace hollow metal doors.**

**Concern:**

Doors are damaged and warped; difficult to seal.

**Recommendation:**

Replace hollow metal doors (4 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$6,420	Low

*Updated: May 13 2006*



**B3010.01 Deck Vapor Retarder and Insulation\***

Drawings indicate deck vapor retarder and rigid insulation at typical roof assembly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	50	NOV-05

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

Built up roof membrane with gravel on all roof areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	25	NOV-05

**Event: Replace roofing**

**Concern:**

BUR has been problematic with leaks; repairs are a recurring problem.

**Recommendation:**

Replace BUR roofing with 2-ply SBS membrane (1 127 sq.m.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$87,740	Medium

*Updated: May 13 2006*

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

Concrete block and metal stud/gypsum board partitions throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	50	NOV-05

**C1010.02 Interior Demountable Partitions\* 1970**

Demountable partition systems in most areas.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05

**C1010.05 Interior Windows\***

Wired and tempered glass set in pressed steel frames.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	40	NOV-05

**C1010.06 Interior Glazed Partitions and Storefronts\***

Aluminum framed storefront at main entrance stair. Hollow metal storefronts at north and south exit stairs. All with wired glass.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	40	NOV-05

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

Clear finish mahogany doors set in pressed steel frames to most rooms. Some doors to offices have matching transoms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	50	NOV-05

**C1020.01.02 Steel Doors and Frame 2002**

New doors complete with hardware set in pressed steel frames throughout main floor.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	1953	0	NOV-05

**C1020.02 Interior Entrance Doors**

Aluminum entrances at main entrance.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	50	NOV-05

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

Glazed hollow metal doors set in pressed steel frames at north and south exit stairs. Aluminum doors and main stair adjacent entrance. Hollow metal doors set in pressed steel frames at service doors.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	50	NOV-05

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

Wired glazing in pressed steel frames with hollow metal glazed doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	50	NOV-05

**Event: Upgrade fire doors and sidelights.**

**Concern:**

Area of wired glass in doors and sidelights exceeds current code limits.

**Recommendation:**

Upgrade fire doors and sidelights at north and south entrances (10 doors); replace aluminum at central stair with hollow metal (5 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$42,800	Low

*Updated: May 13 2006*

**C1020.04 Interior Sliding and Folding Doors\***

Folding wood doors at closets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	NOV-05

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

Whiteboards in a few areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	10	NOV-05

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

Floor supported metal toilet compartments in washrooms. Single floor supported wood toilet compartment in main floor staff women's washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	20	NOV-05

**C1030.02 Fabricated Compartments(Toilets/Showers)\*\* 2004**

Floor supported metal toilet and shower compartments in basement locker room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1953	30	NOV-05

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

Cast metal signage on most doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	10	NOV-05

**C1030.10 Lockers\*\* 2004**

Approximately 20 half size metal lockers in basement locker room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	1953	30	NOV-05

**C1030.12 Storage Shelving\***

Clear finish wood shelving in most areas.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	20	NOV-05

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

Commercial grade mirrors, soap dispensers, toilet tissue holders and paper towel dispenser/disposal in all washrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	20	NOV-05

**C2010 Stair Construction\***

Wood framed stair in 1957 phase. Cast in place concrete treads risers and landings in remaining three steps to mechanical room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	100	NOV-05

**C2020.02 Terrazzo Stair Finishes\* 196 snf 1970**

Terrazzo treads and risers with terrazzo tile landings on three stairs.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	75	NOV-05

**C2020.06 Carpet Stair Finishes\*\* 2002**

Carpet treads are risers on stair in 1953 phase.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	10	NOV-05

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

Metal railings and balustrades with vinyl caps on three stairs in 1963 and 1970 phases. Metal handrail with vinyl cap on each side of stair in 1957 phase.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	50	NOV-05

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

Exposed concrete walls in basement mechanical room and service rooms are painted.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	100	NOV-05

**C3010.02 Wall Paneling\*\***

Mahogany wood paneling in board room, two large meeting rooms, select offices and staff lunch room; clear finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	30	NOV-05

**C3010.03 Plaster Wall Finishes\* 1963 and 1970**

Plaster wall finish on concrete block partitions along corridors and around stair shafts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	1953	40	NOV-05

**C3010.04 Gypsum Board Wall Finishes\***

Gypsum board on metal stud demising partitions between offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	40	NOV-05

**C3010.06 Tile Wall Finishes\*\* 1963 and 1970**

Ceramic wall tile in all washrooms. Ceramic mosaic tile on main floor stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	50	NOV-05

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

All gypsum board and plaster wall finishes are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	5	NOV-05

**C3010.14 Other Wall Finishes\*\***

Face brick as a wall finish in one large meeting room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	0	NOV-05

**C3020.01 Concrete Floor Finishes (Paint)\***

Basement mechanical room and service room floors are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	75	NOV-05

**C3020.02.01 Ceramic Tile 1963 and 1970**

Ceramic mosaic floor tiles in all washrooms and janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	30	NOV-05

**C3020.02.01 Ceramic Tile 2002**

Ceramic tile added in main floor reception.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1953	0	NOV-05

**C3020.07.01 Resilient Tile Flooring 1963**

9" x 9" vinyl asbestos tile in corridors and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	NOV-05

**C3020.07.01 Resilient Tile Flooring 1970**

Vinyl tile in corridors and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	20	NOV-05

**C3020.07.02 Resilient Sheet Flooring 2002**

Sheet vinyl flooring added to staff washrooms on main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1953	0	NOV-05

**C3020.07.03 Static Control Flooring 2004**

Rubber athletic type flooring added in basement training room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1953	0	NOV-05

**C3020.08 Carpet Flooring\*\* 2002**

Carpet replaced in all offices, meeting rooms and open office areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	10	NOV-05

**C3020.09 Access Flooring\*\* 1986**

Metal access pans and metal pedestals in basement computer room. Concrete floor slab dropped to avoid ramps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	25	NOV-05

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

Underside of precast concrete tees exposed in basement service spaces and painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	100	NOV-05

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

Gypsum board ceilings typically confined to service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	50	NOV-05

**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar)\*\* 2002**

Acoustic panels set in suspension grid in most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	1953	25	NOV-05

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

Gypsum board and plaster ceiling finishes are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	20	NOV-05

**D1010.01.01 Electric Traction Passenger Elevators\*\***

Dover Turnbull 2000 lb. traction elevator serving basement and floors 1 through 4.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	30	NOV-05

**Event:** Upgrade elevator.

**Concern:**

January 2006 report by the Alberta Elevator Services recommends a major modernization of this elevator.

**Recommendation:**

Upgrade elevator mechanism, cab and controls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$113,420	Medium

*Updated: May 13 2006*

**S4 MECHANICAL****D2010.01 Water Closets\*\* - 1953**

1953: Floor mounted, elongated, open front seat, flush tank style.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05

**D2010.01 Water Closets\*\* - 1957**

1957: Floor mounted, elongated, open front seat, flush tank style.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05

**D2010.01 Water Closets\*\* - 1963**

1963: Floor mounted, elongated, open front seat, flush tank style.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05

**D2010.01 Water Closets\*\* - 1970**

1970: Floor mounted elongated, open front seat, flush valve and flush tank style.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05

**D2010.02 Urinals\*\* - 1963**

1963: Floor mounted, stall urinal, flush tank style.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05

**D2010.02 Urinals\*\* - 1970**

1970: Floor mounted, stall urinals, flush tank style.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05

**D2010.03 Lavatories\*\* - 1953**

1953: Porcelain on steel countertop, on/off brass.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05

**D2010.03 Lavatories\*\* - 1957**

1957: Porcelain on steel countertop, on/off brass.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05

**D2010.03 Lavatories\*\* - 1963**

1963: Vitreous china wall mounted on/off brass.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05



**D2010.03 Lavatories\*\* - 1970**

1970: Vitreous china wall mounted and countertop, on/off brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	NOV-05

**D2010.04 Sinks\*\* - 1953**

1953: Stainless countertop sinks with swing spouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	30	NOV-05

**D2010.04 Sinks\*\* - 1957**

Stainless steel counter sinks with swing spouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	30	NOV-05

**D2010.04 Sinks\*\* - 1970**

1970: Stainless steel counter sinks with swing spouts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	30	NOV-05

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

Adjustable head, pressure balance valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	30	NOV-05

**D2010.09 Other Plumbing Fixtures\*\* - 1953**

1953: Elevated janitor mop sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	NOV-05

**Event: Replace janitor sink.**

**Concern:**

Difficult to discharge waste from wash buckets into raised sink.  
No vacuum breaker on brass.

**Recommendation:**

Install floor mounted janitor sink and brass with vacuum breaker.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$3,210	Medium

*Updated: February 15 2006*

**D2010.09 Other Plumbing Fixtures\*\* - 1963**

1963: Handicap water closet, floor mounted janitor mop sinks complete with vacuum breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	NOV-05

**D2010.09 Other Plumbing Fixtures\*\* - 1970**

1970: Handicap water closet, floor janitor sinks complete with vacuum breaker, dishwasher in staff lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	0	NOV-05

**D2020.01.01 Pipes and Tubes: Domestic Water\* - 1957**

1957: Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	NOV-05

**D2020.01.01 Pipes and Tubes: Domestic Water\* - 1953**

1953: Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	NOV-05

**D2020.01.01 Pipes and Tubes: Domestic Water\* - 1963**

1967: Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	NOV-05

**D2020.01.01 Pipes and Tubes: Domestic Water\* - 1970**

1970: Copper piping and fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	NOV-05

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

Exterior hose bibbs complete with vacuum breakers. Back flow preventer installed on heating system and cooling tower make up lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	0	NOV-05

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

Back flow preventer on fire line installed, valves not supervised.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	NOV-05

**Event: Install supervised isolation valves.**

**Concern:**

Backflow preventer valves are not supervised.

**Recommendation:**

Install supervised isolation valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$2,568	High

*Updated: February 15 2006*

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

Two (2) domestic hot water inline recirculation pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	20	NOV-05

**D2020.02.06 Domestic Water Heaters\*\* - 2001**

2001: One (1) State turbo sandblaster domestic heater, 108,000 BTU/hr input complete with flue damper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	20	NOV-05

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

Majority of domestic hot, cold, recirculation piping insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	NOV-05

**Event: Insulate piping in mechanical room.**

**Concern:**

Domestic piping in mechanical room not insulated.

**Recommendation:**

Insulate uninsulated piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$4,280	Medium

*Updated: February 15 2006*

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

Cast iron, copper, piping varies in age up to 53 years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	50	NOV-05

**Event:** **Video underground sewer lines.**

**Concern:**

Existing underground piping varies up to 53 years.

**Recommendation:**

Video underground sewer lines in older sections of facility to determine condition of piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$10,700	Medium

*Updated: February 15 2006*

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

Sump pump installed in corridor near room B16. Serves elevator shaft.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	NOV-05

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

Rain water leaders from roof hoppers piped to underground storm sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	50	NOV-05

**D2040.02.04 Roof Drains\*\***

Cast iron domes, full flow.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	NOV-05

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

Gas distribution piping to heating boilers, domestic hot water heater, rooftop air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	50	NOV-05

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

Volcano fire tube boiler installed in 1970 3,350,000 BTU/hr input. Napanee fire tube boiler installed in 1963 2,508,000 BTU/hr input. Boilers complete with low water cut off, relief valve, flow switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	30	NOV-05

**Event: Install new heating plant.**

**Concern:**

During acid wash of boilers excessive leakage occurred. Boilers retubed twice in last ten (10) years. Three tubes presently plugged.

**Recommendation:**

Install new heating plant. Install energy efficient coppertube boilers, fan assisted, low NOX, primary and secondary pumps. (\$80.00 x 4500 sq M)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$374,500	High

*Updated: February 15 2006*

**D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler\*\* 2005**

Common: Class A chimney, insulated combustion air duct.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	30	NOV-05

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

Side stream filter and chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	30	NOV-05

**D3020.05 Auxiliary Equipment: Heat Generation\***

Two (2) vertical diaphragm expansion tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	30	NOV-05

**D3030.05 Cooling Towers\*\* - 1963**

1963: Cooling tower installed on roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	25	NOV-05

**Event: Replace cooling tower.**

**Concern:**

Casing in poor condition. Wood slats in poor condition. Cooling tower located in close proximity to air system fresh air intake.

**Recommendation:**

Replace cooling tower and relocate tower away from fresh air intake.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$85,600	Medium

*Updated: February 15 2006*

**D3030.06.01 Refrigeration Compressors\*\* - 1963**

1963: Carrier chiller reciprocating compressor Model 6283-608 utilizing condenser water from cooling tower and refrigerant to DX cooling coil in multi zone air system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	25	NOV-05

**Event: Replace compressor.**

**Concern:**

Compressors are original and failure is imminent.

**Recommendation:**

Replace compressors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2008	\$267,500	Medium

*Updated: February 15 2006*

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1963**

1963: Trane climate changer unit 31,255 cfm complete with supply fan, return fan, fresh, return and exhaust dampers, hot deck heating coil, cold deck DX cooling coil, filter bank, low velocity ductwork distribution, ceiling return air.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1953	30	NOV-05

**Event: Conduct air distribution study.**

**Concern:**

Suspect air distribution in basement, first and second floor.  
Complaints of cold, hot and lack of air flow.

**Recommendation:**

Conduct air distribution study.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Study	2006	\$8,560	Medium

*Updated: February 15 2006*

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1970**

1970: Two (2) rooftop air handling units installed.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1953	30	NOV-05

**Event: Conduct air distribution study.**

**Concern:**

Suspect air distribution on third and fourth floors. Complaints of cold, hot and lack of air flow.

**Recommendation:**

Conduct air distribution study.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Study	2006	\$8,560	Medium

*Updated: February 15 2006*

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1970**

1970: Two (2) Lennox packaged rooftop air handling units consisting of motorized fresh, return, exhaust air dampers, supply fan, DX cooling coils, indirect fired heat exchanger, 25 mm throw away filter bank, low velocity supply and return air ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	30	NOV-05

**Event: Replace existing rooftop units.**

**Concern:**

Dust build up at air outlets indicates poor filtration. Use of supply fan only cannot guarantee correct differential between supply and return air. Damper bushings worn, no seal on dampers, loose and damaged internal insulation, casing leakage.

**Recommendation:**

Install gas fired packaged rooftop unit with supply fan, return fan, motorized fresh, return, exhaust dampers, indirect fired heat exchanger, high turndown burner, DX cooling coil and condenser, medium efficiency filter bank, CO2 sensor to vary amount of fresh air. Connect to BMCS.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$385,200	Medium

*Updated: February 15 2006*

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1970**

1970: Supply and return grilles complete with ductwork installed in main stairway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	30	NOV-05

**Event: Remove supply and return grilles from stairwell.**

**Concern:**

Against code to have supply and return installed in stairwells.

**Recommendation:**

Remove supply and return grilles in stairwell.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$7,490	High

*Updated: February 15 2006*

**D3040.01.03 Air Cleaning Devices:Air Distribution\* - 1963**

1963: Air system filter section complete with 50 mm throw away filters. Air bypass occurring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	NOV-05



**D3040.01.03 Air Cleaning Devices:Air Distribution\* - 1970**

1970: Two (2) roof mounted air handling units complete with 25 mm throw away filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	NOV-05

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

Low velocity supply air ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	50	NOV-05

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

Air outlets vary as to type. Square and round diffusers, adjustable sidewall grilles, side wall and supply grilles, egg crate return.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	NOV-05

**D3040.03.01 Hot Water Distribution Systems\*\* - 1970**

1970: Two (2) circulation pumps circulate hot water via black iron piping to radiation, heating coil, entrance heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	NOV-05

**D3040.03.03 Condenser Water Distribution Systems Pumps\***

1963: One (1) circulation pump circulates condensate water between cooling tower and refrigeration compressor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	NOV-05

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

Centrifugal indoor washroom exhaust fan. Wall dome exhaust fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	NOV-05

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

Low velocity ductwork to exhaust air outlets and fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	NOV-05

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

Egg crate and linear exhaust air grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	NOV-05

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

Small built up air system within server room provides additional cooling. System consists of supply fan, DX cooling coil, ductwork distribution. Wall hung remote condensing unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	NOV-05

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

Air conditioning unit with remote roof mounted condensing unit installed for server room B26.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	NOV-05

**D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)\*\* - 2001**

2001: One (1) factory packaged heat/cool rooftop unit for board room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	30	NOV-05

**D3050.02 Air Coils\*\* - 1970**

1970: Reheat coil, installed in interior offices and rooms on third and fourth floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	NOV-05

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

No humidification.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	25	NOV-05

**Event: Install gas fired humidifiers.**

**Concern:**

No humidification. Alberta Infrastructure Design Guidelines and ASHRAE recommends humidification.

**Recommendation:**

Install low maintenance gas fired humidifiers (3) with multiple grids for proposed new air systems. Install water softener.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2008	\$128,400	Medium

*Updated: February 15 2006*

**D3050.05.01 Convectors\*\***

Convectors installed at end of corridors, offices in older section of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	NOV-05

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

Force flow units in all main and secondary entrances.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05

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

Majority of perimeter rooms provided with wall fin radiation.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	35	NOV-05

**D3050.05.06 Unit Heaters\*\* - 1963**

1963: Horizontal unit heaters in basement, mechanical room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05

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

Electric thermostat cycles fan coil units to maintain set point.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	30	NOV-05

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

Duplex air compressor, refrigerated air dryer. Pneumatic room thermostats, control valves, damper motors.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	40	NOV-05

**D3060.02.03 Pneumatic and Electric Controls\***

Transducers to integrate pneumatic components with BMCS.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	40	NOV-05

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

Room temperature sensors for room control and air system controllers connected to Andover BMCS.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	25	NOV-05

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

Building ambient conditions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	25	NOV-05

**Event:** Conduct study to review building ambient conditions.

**Concern:**

Temperature complaints.

**Recommendation:**

Conduct study to review temperature complaints and provide recommendations and construction cost estimates.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2006	\$21,400	Medium

*Updated: February 15 2006*

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

Andover BMCS systems controls equipment activation and assists in maintaining building environment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	30	NOV-05

**Event:** Upgrade control panels.

**Concern:**

BMCS parts not available. Failure imminent.

**Recommendation:**

Upgrade control panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$80,250	High

*Updated: February 15 2006*

**D4010 Sprinklers: Fire Protection\* - 1986**

1986: Wet sprinkler heads located in server room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	50	NOV-05

**D4020 Standpipes\***

Wet standpipe, fire hose cabinets with 40 mm angle valve, hose fog nozzle.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	50	NOV-05

**D4020 Standpipes\* - 1963, 1970**

1963, 1970: Dry standpipe and valves in south stairwell. Fire department connection on roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	50	NOV-05

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

ABC fire extinguishers installed in fire hose cabinets. ABC and plastic water pump tanks installed on wall brackets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	NOV-05

**D4090.05 Halon Extinguishing Systems\*\***

Halon system in server room B26.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1953	0	NOV-05

**Event: Install saphire fire extinguishing system.**

**Concern:**

Server room has halon extinguishing system.

**Recommendation:**

Install saphire fire extinguishing system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2006	\$32,100	High

*Updated: February 15 2006*

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

1200 ampere, 120/208V/3PH/4W main distribution switchboard with 1200 ampere main fused disconnect switch. Switchboard manufactured by Bulldog.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	40	NOV-05

**Event:** Replace main distribution switchboard.

**Concern:**

Main distribution switchboard is very old, in poor condition, and repair parts no longer available. Panel is loaded to capacity with minimal spare spaces.

**Recommendation:**

Replace switchboard with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$160,500	High

*Updated: February 15 2006*

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

Mixture of panelboards in building with ITE Sylvania, Square D, and Federal Pioneer. Panelboards are being added when spare circuits are needed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	25	NOV-05

**Event:** Replace older panelboards.

**Concern:**

Older panelboards which are original to the building are in very poor shape and loaded to capacity.

**Recommendation:**

Replace panelboards with new panelboards. Estimate that 15 panelboards are in need of replacement @ \$7500. per panel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$120,375	Medium

*Updated: February 15 2006*

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

Allen Bradley and Square D combination, manual, and electric motor starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	NOV-05

**Event: Replace combination and magnetic motor starters.**

**Concern:**

Existing combination and magnetic motor starters appear original to the building, are very old, and in poor shape.

**Recommendation:**

Replace units with new. Estimate that 15 starters are in need of replacement \$3,500. per starter.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$56,175	Medium

*Updated: February 15 2006*

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

Mixture of device coloured and coverplates in building. Wiring installed in conduit. Appears that wiring is being replaced when building is being renovated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	50	NOV-05

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

Low voltage lighting system provided in most rooms to control light fixtures, line voltage switching provided in some rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	30	NOV-05

**Event: Replace low voltage lighting system.**

**Concern:**

Low voltage lighting installation appears original to building, is in poor shape, and is starting to wear out.

**Recommendation:**

Replace low voltage lighting installation with new system. Estimate 130 switches and relays required @ \$400.00 per switch.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$56,175	Medium

*Updated: February 15 2006*

**D5020.02.02.01 Interior Incandescent Fixtures\***

Incandescent light fixtures in stairwells, janitor rooms, and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	30	NOV-05

**Event:** **Replace light fixtures in stairwells.**

**Concern:**

Light fixtures in stairwells are very old and in poor shape with yellowing lens.

**Recommendation:**

Replace fixtures with new. Estimate 40 fixtures required @ \$350. per fixture.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$14,980	Medium

*Updated: February 15 2006*

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

1220 mm long surface mounted wrap around fluorescent light fixtures retrofitted to T8 lamps with electronic ballasts in 2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	30	NOV-05

**D5020.02.03 Emergency Lighting\***

DC type emergency lighting system in building with LED exit signs and remote heads. Installation upgraded in 2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	NOV-05

**D5020.03.01.02 Exterior Florescent Fixtures\***

One incandescent light fixture at front entry with fluorescent lamp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	25	NOV-05

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

Wall mounted light fixtures installed along perimeter of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	25	NOV-05

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

Exterior lighting is photocell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	25	NOV-05



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

Edwards Quickstart ESI addressable system with horn/strobes, remote annunciator at front entrance, main fire alarm panel in basement, smoke detectors, fire pull stations, duct detectors, and heat detectors. System installed 2004.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1953	25	NOV-05

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

Basic security system with alarm keypad, motion sensors, and door contacts. System is monitored by Telsco. Second security system provided to basement data room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	25	NOV-05

**D5030.02.03 Security Access\*\***

Keypad locking system with magnetic locks to four doors on main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	25	NOV-05

**D5030.02.04 Video Surveillance\*\***

Surveillance camera at east side of building monitored at front reception desk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	25	NOV-05

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

Telephone room in basement with panels installed on each floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	25	NOV-05

**D5030.04.02 Paging Systems\***

Paging system through building from front reception telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	25	NOV-05

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

Cat 5e and 6 data cabling. Patch panels installed in janitor room on each of the main through 4th floors and main data room located on basement floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	25	NOV-05

**D5030.06 Television Systems\***

Cable TV service in building with a few outlets located throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	20	NOV-05

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

UPS system as manufactured by APC provided in data room to service equipment in data room. Size of unit is unknown, but appears as having a capacity of 50 KW, 208V/3PH. Unit installed in 2003.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	35	NOV-05

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1090 Other Equipment**

Space saver filing systems on third floor, main floor and basement.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	0	NOV-05

**E1090.02.01 Packaged Incinerators\***

Incinerator located within the basement is not active.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	0	NOV-05

**E1090.04 Residential Equipment\***

Residential grade refrigerators, dishwasher, stove and microwave ovens in staff lunch area.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	25	NOV-05

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

Weight training and cardio vascular equipment in basement training room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	1953	15	NOV-05

**E2010.02.07 Kitchen Casework\***

Clear finish wood casework with plastic laminate clad countertops in staff lunchroom.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	35	NOV-05

**E2010.02.12 Religious Casework**

Altar located in fourth floor meditation room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	0	NOV-05

**E2010.02.99 Other Casework**

Semi-circular clear finish wood conference style casework in boardroom.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	0	NOV-05

**E2010.02.99 Other Casework 1963 and 1970**

Plastic laminate clad vanities in all washrooms. Plastic laminate clad windowsills.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	0	NOV-05

**E2010.02.99 Other Casework 2002**

Plastic laminate clad casework and countertops at reception counter and select locations throughout the main floor.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	1953	0	NOV-05

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

Vertical louvre blinds at all windows.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	35	NOV-05

**E2020 Moveable Furnishings\***

Wide variety of office furnishings including desks, tables, bookshelves and chairs.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1953	0	NOV-05

**F1010.02.04 Portable and Mobile Buildings\***

Metal garden shed with a double door located adjacent loading dock area.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	0	NOV-05

**F1020.02 Special Purpose Rooms\***

Climate and access controlled computer room located in basement.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
6 - Excellent	1953	0	NOV-05

**F2020.01 Asbestos\***

HAZMAT audit not available but asbestos is present in vinyl asbestos flooring tile and exterior wall cladding.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	0	NOV-05

**F2020.02 PCBs\***

HAZMAT study not available for review but PCB's are not readily apparent.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	0	NOV-05

**F2020.04 Mould\***

Environmental assessment not available for review but mould is not readily apparent.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	0	NOV-05

**F2020.09 Other Hazardous Materials\***

HAZMA T study not available for review but other hazardous materials are not readily apparent.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	0	NOV-05

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

Exterior fire escapes do not comply with current codes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	NOV-05

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

Designated BFA parking provided in parking lot but distance to nearest accessible entrance is longer than preferred.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	NOV-05

**K4010.02 Barrier Free Entrances**

Main entrance is accessible at grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	NOV-05

**Event: Add power door operators.****Concern:**

Entrances are not barrier free since they lack power door operators.

**Recommendation:**

Add power door operators at main entrance (2 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$6,420	Low

*Updated: May 13 2006*

**K4010.03 Barrier Free Interior Circulation**

Access required to most parts of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	0	NOV-05

**Event: Replace door locksets with lever design.****Concern:**

Doors on floors 2-4 have round knobs where lever design is required for barrier free access.

**Recommendation:**

Replace door locksets with lever design in basement and floors 2 through 4 (97 doors).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2009	\$31,137	Low

*Updated: May 13 2006*

**K4010.04 Barrier Free Washrooms**

Single barrier free washroom provided for both sexes on main floor.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	0	NOV-05

# RECAPP Facility Evaluation Report



**Edmonton Roman Catholic Separate School Division Head Office**

S2198  
Edmonton

<b>Facility Details</b>	
<b>Building Name:</b>	Edmonton Roman Catholic S
<b>Address:</b>	
<b>Location:</b>	Edmonton
<b>Building Id:</b>	S2198
<b>Gross Area (sq. m):</b>	1.04
<b>Replacement Cost:</b>	\$0
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	
<b>Evaluation Date:</b>	November 4 2005
<b>Evaluator Name:</b>	

**Total Maintenance Events Next 5 years:                   \$174,945**  
**5 year Facility Condition Index (FCI):                       0%**

**General Summary:**

Compact site located on sharply sloping site adjacent the downtown area. Site slopes from north to south and has a number of retaining walls. One retaining wall requires repair while another wall must be added to prevent further slippage of the southeast corner. North and south asphalt parking lots. The south lot requires replacement, concrete sidewalks, wood fencing.

Mechanical site services include gas, water, sanitary and storm sewer. Underground power and telephone service to the building. Pedestal mounted parking receptacles.

Site systems are in acceptable condition.

**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

### G2010.04 Rigid Roadway Pavement (Concrete)\*\*

Concrete roadway replaced in loading dock area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	0	30	NOV-05

### G2010.04 Rigid Roadway Pavement (Concrete)\*\*

Small portion of concrete roadway between public sidewalk and parking lot. Some cracking and spalling.

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

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

Parking lot for approximately 20 cars on south side of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	10	NOV-05

**Event:** Replace asphalt paving.

**Concern:**

Asphalt paving on south parking lot and a portion of north parking lot (closest to building) are breaking up with some ponding.

**Recommendation:**

Replace asphalt paving (1,050 sq. m.).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$74,900	Low

*Updated: February 22 2006*



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

Parking lot for approximately 66 cars on north side of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	10	NOV-05

### G2020.04 Rigid Parking Lot Pavement (Concrete)\*\*

Cast in place concrete curbs in a few areas.

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

### G2020.05 Parking Lot Curbs and Gutters\*

Cast in place concrete curbs in a few areas.

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

**G2020.06 Parking Lot Appurtenances**

Stained heavy timbers mounted to steel posts as railings in north parking lot.

<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	NOV-05

**G2020.06.02 Parking Bumpers\***

Precast concrete parking bumpers in most 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	0	NOV-05

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

Painted metal and wood signage.

<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	NOV-05

**G2020.06.04 Pavement Markings\***

Painted pavement markings.

<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	NOV-05

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

Concrete sidewalks from public sidewalks and parking lots to building entrances.

<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	NOV-05

**G2030.06 Exterior Steps and Ramps\***

Concrete steps at north and south entrances.

<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	NOV-05

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

Wood fencing mounted atop concrete retaining wall in north parking lot; stain 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	0	NOV-05

**G2040.05 Site and Street Furnishings\***

Wood picnic table at south east corner of site.

<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	NOV-05

**G2040.06 Exterior Signs\***

Free standing metal and concrete site sign adjacent main entrance.

<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	NOV-05

**G2040.08 Flagpoles\***

One metal flagpole adjacent main entrance.

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

**G2040.11 Retaining Walls\***

Concrete retaining walls on north and south sides of the building.

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

**Event: Add retaining wall**

**Concern:**

Steep slope at edge of south parking lot and concrete driveway at southeast corner of site. Slope appears to have slipped in the past.. Erosion is undermining concrete driveway.

**Recommendation:**

Add retaining walls at southeast corner of site (35 m)

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

*Updated: February 22 2006*



**Event: Repair retaining wall.**

**Concern:**

Concrete retaining wall at southeast entrance is cracked and leaning.

**Recommendation:**

Repair retaining wall (5 metres)

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

*Updated: February 22 2006*



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

Lawn areas in front of building.

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

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

Small trees and bushes at front of building. Scrub trees at southeast corner of site.

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

**G2050.07 Planting Accessories\***

Wood timbers provided around planter on west side of building.

<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	NOV-05

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

100 mm domestic 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	NOV-05

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

Fire hydrant located with 45 meters of siamese connection.

<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	NOV-05

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

150 mm sanitary sewer 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	NOV-05

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

Flat top catch basin in landscape area. Storm sewer connected sewer 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	NOV-05

**G3060.01 Gas Distribution\***

Natural gas to interior meter.

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

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

Underground main 120/208V/3PH/4W power service extending from utility transformer to building main switchboard. Secondary overhead power service extending from building to panel in north parking lot.

<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	NOV-05

**G4010.03 Electrical Power Distribution Equipment\***

Panel installed in wooden enclosure servicing north parking lot.

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

**Event: Replace power panel to north parking lot.**

**Concern:**

Power panel installed in wooden enclosure at north parking lot. Enclosure is rotting and starting to leak water which is hazardous. Enclosure also opened to vandalism.

**Recommendation:**

Replace enclosure and parking panel with metal enclosure and parking panel constructed for intended installation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$10,700	High

*Updated: February 22 2006*

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

Far north parking lot has weatherproof receptacles installed on wood railing. Parking on north side adjacent to building has weatherproof receptacles installed on concrete retaining wall and building. Parking lot at south side of building has one steel parking post with weatherproof receptacle and 4 wall mounted receptacles. Installation has approximately 103 energized parking stalls.

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

**Event: Replace parking installation to far north parking lot.**

**Concern:**

Far north parking lot has 57 parking receptacles and parking rail which are in poor condition and in need of replacement.

**Recommendation:**

Replace parking receptacles complete with wood railing and associated wiring. Estimate cost as being \$1000. per receptacle.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$60,990	Medium

*Updated: February 22 2006*

**G4020.01 Area Lighting\***

Two wood telephone poles with HPS street lighting serving far north parking lot.

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

**Event:** **Replace east light fixture.**

**Concern:**

East light fixture has been vandalised and is no longer in service and is damaged beyond repair.

**Recommendation:**

Replace fixture with new HPS light fixture.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$1,605	High

*Updated: February 22 2006*

**G4030.02 Site Voice and Data\***

Underground main telephone service extending to building from Telus. Second overhead service provided from west street.

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