

# **RECAPP Facility Evaluation Report**

**Edmonton RCSSD #7**



**St. Charles Catholic Elementary School**

B3291A  
Edmonton

<b>Facility Details</b>	
<b>Building Name:</b>	St. Charles Catholic Elemen
<b>Address:</b>	10423 - 172 Avenue
<b>Location:</b>	Edmonton
<b>Building Id:</b>	B3291A
<b>Gross Area (sq. m):</b>	2,929.74
<b>Replacement Cost:</b>	\$8,226,000
<b>Construction Year:</b>	1982

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	N53 Architecture Inc
<b>Evaluation Date:</b>	November 6 2012
<b>Evaluator Name:</b>	Jason Porterfield

**Total Maintenance Events Next 5 years:           \$1,454,300**  
**5 year Facility Condition Index (FCI):                 17.68%**

**General Summary:**

St. Charles is a one storey core school of 1,744 sq. m that was constructed in 1982. It is primarily masonry and steel construction with brick cladding exterior and metal cladding above door height. The roof is the original built up roofing system and is in need of replacement. It contains a total of 12 portables totaling 895 sq.m over 4 pods. In 1982 a four portable pod was constructed on the west side, in 1984 a 2 portable pod was constructed on the south east side and in 1986 a 2 portable pod was constructed on the east side of the school. In 2005 a pod of 2 portables were brought in and placed at the school along the south side and in 2009 a connecting link was constructed and a Modus portable was placed on the east side of the school beside the 1982 east side portable pod. The previously 1986 stand alone portable was moved adjacent to the Modus portable and connected to the same link.

Information on Portables moved to separate files in 2012-2013.

**Structural Summary:**

Concrete block load bearing walls on concrete foundation systems. Concrete slab on grade throughout. Suspended floor assembly at mechanical mezzanine is steel framed and bears on masonry walls and steel beams/columns. Suspended floor assembly at gym stage is concrete bearing on masonry block walls.

**Recommendations:**

There are no structural recommendations at this time.

The overall condition of the structural systems is good.

**Envelope Summary:**

Exterior brick cladding with concrete block back-up. Wood stud and concrete block walls around gym. Metal cladding on upper portion of walls with new metal soffits along the north, east and west sides of the building. Windows are aluminum framed with double glazing. The core building has original BUR system that requires replacement. Limited quantity of metal roofing on pitched roof. Hollow metal exterior doors and frames with and without glazing.

**Recommendations:**

- Replace metal siding (75 m2)
- Cut out and replace caulking (200m).
- Provide new membrane, insulation and cladding on concrete block wall. (340m2)
- Replace BUR membrane (1,744m2)

The overall condition of the envelope is acceptable.

**Interior Summary:**

Partitions are concrete block and metal stud/gypsum board. Ceiling finishes include gypsum board and acoustic tile T-bar. Floor finishes include ceramic tile, carpet, vinyl tile, sheet vinyl, epoxy and parquet wood flooring. Carpet, older tile and original sheet vinyl flooring requires replacement. Doors are hollow metal and solid core wood set in pressed steel frames with some doors containing glazing. All doors require barrier free design locksets. Lites are pressed steel frames with tempered and wired glass where appropriate. Millwork is clear finish and painted wood with plastic laminate countertops.

Recommendations:

- Replace gym flooring (395m<sup>2</sup>)
- Replace gym acoustic wall panel fabric (160m<sup>2</sup>)
- Replace sheet vinyl flooring (350m<sup>2</sup>)
- Replace vinyl tile flooring (410m<sup>2</sup>)
- Replace millwork in 2 rooms (45m).
- Replace washroom vanities (5m)
- Install air conditioning unit in server and computer room.

The overall condition of the interior is acceptable.

**Mechanical Summary:**

The school has a State 125,000 BTU/hr., 75 GAL storage, natural gas fire water heater located in the mechanical room. There is 1 Super Hot AAE-1080M heating boiler that provides the building with perimeter radiation. There are 2 air handling units, 1 Mark-hot air system for gymnasium and 1 Mark-hot air system for the school. There is unit heaters that provide vertical throw at entrances and horizontal throw in mechanical room and meter room. Line voltage stats cycles the unit heaters fan. There is a Andover AC 256M BMCS system with monitoring, remote reset, and scheduling features that is used for controlling the building mechanical systems. The system is connected to a remote central station from where the building operation can be controlled if needed. It can also be controlled locally. Controllers such as dampers, valve operators, temperature sensors and some thermostats are pneumatic.

Plumbing fixtures are flush valve and tank water closets, flush valve urinals, vitreous china lavatories. Majority of exhaust fans are roof mounted. Fire protection consists of fire extinguishers.

Recommendations:

- Replace DCC building system controls as system is failing and difficult to obtain parts.

The overall condition of the mechanical systems are acceptable.

**Electrical Summary:**

There is a 600A-120/208V/3PH/4W main power service fed from underground transformer. The school has surface mounted fluorescent lighting with T12 lamps throughout, a Bogen intercom system, a Edwards fire alarm system and DC emergency lighting system with battery packs and remote heads.

Recommendations:

None at this time.

The overall condition of the electrical is acceptable.

<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\***

Perimeter and interior concrete grade beams bearing on concrete piles. Size and thickness unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	FEB-13

**A1030 Slab on Grade\***

Reinforced concrete slab on grade throughout. Thickness unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	FEB-13

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

Steel frame floor assembly at mechanical penthouse. Concrete slab at gym stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	FEB-13

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

Load bearing concrete block supporting suspended floor assembly at mechanical penthouse. Concrete walls supporting gym stage floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	FEB-13

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

Metal decking with concrete topping at mechanical penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	FEB-13

**B1010.05 Mezzanine Construction\***

Open web steel joists at mechanical penthouse supporting metal decking with concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	FEB-13

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

Steel structure bearing on concrete block and steel beams/columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	FEB-13

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

Face brick as outer wythe of cavity walls. Brick located from grade to 2200mm high aligned with top of door and window frames on the north, west and east walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Pre-finished metal siding at upper portion of exterior walls, at overhangs and below exterior windows. Total 75m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	40	FEB-13

**Event: Replace damaged metal siding (10m2)****Concern:**

There are small dents throughout the metal siding. The siding is a thin gauge and damages easily from balls, etc.

**Recommendation:**

Recommend replacing the damaged and dented areas of the metal siding.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,400	Low

**Updated:** FEB-13



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**Event: Replace metal siding (65 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$8,600	Unassigned

**Updated:** FEB-13

**B2010.01.09 Expansion Control: Ext. Wall\***

Periodic control joints in face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Door and window openings as well as control joints and transitions between dissimilar materials are caulked. Total 200m

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	20	FEB-13

**Event: Cut out and replace caulking (200m).**

**Concern:**

Joint sealant is worn and deteriorated. Many joints have cracked.

**Recommendation:**

Remove existing caulking and re-caulk all joints to the building envelope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$5,800	Low

**Updated:** FEB-13

**B2010.01.13 Paints (& Stains): Ext. Wall\*\* 2003**

Exterior painting limited to a few concrete block walls on south side of school. Total 80m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	15	FEB-13

**Event: Re-paint exterior walls (80m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$1,700	Unassigned

**Updated:** FEB-13

**B2010.01.13 Paints (& Stains): Ext. Wall\*\* 2010**

Exterior doors, frames and metal cladding below windows are painted. Total 29m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	15	FEB-13

**Event: Repaint exterior doors, frames and metal cladding (29m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$1,000	Unassigned

**Updated:** FEB-13

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

Concrete block exterior walls around gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	0	FEB-13

**Event:** Provide new membrane, insulation and cladding on concrete block wall. (340m2)

**Concern:**

Paint is flaking/peeling from the concrete block in the interior side of the wall. Problem is likely due to water penetrating into the concrete block and freezing due to a lack of insulation.

**Recommendation:**

Recommend providing a membrane, insulation and exterior cladding to the exterior side of the wall.



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<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$60,000	Low

**Updated:** FEB-13

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

Wall cavity construction on exterior wall is wood stud framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	FEB-13

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

Drawings indicate vapor barrier and insulation within cavity of exterior walls. Unable to view at time of inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

**B2010.05 Parapets\***

Pre-finished cap flashings where exposed to view and galvanized where not exposed to view in most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Painted metal louvres throughout for mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

**B2010.09 Exterior Soffits\***

Prefinished metal soffits installed at overhang along north and west side of building as well as at entrance overhangs. Total 27m2.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2007	0	FEB-13

**Event: Completed-Replace exterior soffits (27m2)**

**Concern:**

Light gauge material prone to damage.

**Recommendation:**

Replace exterior soffits with heavy gauge material (27m2)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2007	\$6,013	Low

**Updated:** FEB-13

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

Aluminum double glazed windows with operable vent along the bottom portion of window. 8 windows with a total area of 35m2.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	40	FEB-13

**Event: Replace aluminum windows (8 windows - 35m2).**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$33,700	Unassigned

**Updated:** FEB-13

**B2030.01.02 Steel-Framed Storefronts: Doors\*\***

Insulated metal doors set in pressed steel frames. Doors have inherent glazing on the top portion of doors. Total of 16 doors.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	30	FEB-13

**Event: Replace teel-Framed Storefront entrance doors (16 doors).**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$38,500	Unassigned

**Updated:** FEB-13



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

Insulated painted metal utility doors set in a pressed steel frame at the exterior storage and meter room at the north west corner of building adjacent to main entrance. Total 2 doors.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	40	FEB-13

**Event: Replace 2 exterior utility doors**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$1,700	Unassigned

**Updated:** FEB-13

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

Drawings indicate rigid insulation and deck vapour barrier. Thickness of insulation unknown and unable to view.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

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

Original BUR membrane on all roof areas. Total area is 1744m2.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1982	25	FEB-13

**Event: Replace BUR membrane (1,744m2)**

**Concern:**

Evidence of ponding and reports of past leaks. Original roof is nearing end of effective life.

**Recommendation:**

Replace BUR membrane with new SBS membrane roofing system.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2012	\$304,500	Medium

**Updated:** FEB-13



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**B3010.07 Sheet Metal Roofing\*\***

Pre-finished metal clad roofing at sloped roof over mechanical penthouse. Total 120m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-13

**Event: Replace sheet metal roofing (120m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$28,900	Unassigned

**Updated:** FEB-13

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

Various plumbing vents and mechanical air intake/exhaust vents installed throughout the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Concrete blocks partitions at corridors, classrooms and in locker room areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	100	FEB-13

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

Metal stud and gypsum board partitions in office and staff areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	100	FEB-13

**C1010.05 Interior Windows\***

Wired glass and tempered glass set in pressed steel frame windows and sidelites throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	FEB-13

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

Structure, mechanical ductwork and electrical conduit penetrate fire partitions throughout. Total amount of caulking and penetrations unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	0	FEB-13

**Event:** Provide fire stopping (1,744 sq m floor area).

**Concern:**

Openings in fire separations have not been properly fire stopped. Smoke and fire can spread more easily.

**Recommendation:**

Repair fire stopping at all fire rated partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2012	\$4,000	Low

**Updated:** FEB-13

**C1020.01 Interior Swinging Doors (& Hardware)\***

Wood doors set in pressed steel frames. Some doors have glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Hollow metal and solid core wood set in pressed steel frames. Doors properly labeled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

**C1020.05 Interior Large Doors\***

Overhead aluminum coiling counter grille between gym and Art room. Currently kept shut and not used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

7 whiteboards and 35 tackboards installed in classrooms and corridors throughout school. Installed and replaced as needed on a regular basis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	FEB-13

**Event: Replace whiteboards and tackboards (35TB, 7WB)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$59,600	Unassigned

**Updated:** FEB-13

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

Floor supported metal toilet partitions in washrooms and change rooms. Total of 12 washroom stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-13

**Event: Replace toilet partitions (12 stalls).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$14,100	Unassigned

**Updated:** FEB-13

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

Cast metal signage mounted on doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

**C1030.12 Storage Shelving\***

Clear finish plywood veneer wood and metal shelving used throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Commercial grade mirrors, soap dispensers, toilet paper dispensers and paper towel receptacles throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	FEB-13

**C2010 Stair Construction\***

Wood framed stairs to stage and storage mezzanine. Metal framed ladder to one mezzanine at gym stage. Concrete filled steel pan stairs on steel c-channel stringers up to mechanical room mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	FEB-13

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

Vinyl composite tile with rubber nosing installed on stairs up to mechanical room and on stairs up to storage mezzanine. Total 10m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	FEB-13

**Event: Replace 10m2 VCT on stairs.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$900	Unassigned

**Updated:** FEB-13

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

Wood handrails located at stairs up to mechanical and storage mezzanine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Ceramic wall tile around urinals in washrooms. Total 3m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-13

**Event: Replace ceramic wall tiles (3m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$1,000	Unassigned

**Updated:** FEB-13

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

Perforated fabric material over insulation panels on upper portions of gym walls and in music room. Total 160m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	20	FEB-13

**Event: Replace gym acoustic wall panel fabric (160m2)**

**Concern:**

Acoustic panels are no longer aesthetically pleasing, portions of fabric cover material is peeling and falling off.

**Recommendation:**

Remove acoustic panels and replace fabric. Re-install acoustic panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$8,000	Low

**Updated:** FEB-13



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

Interior walls and ceiling painted throughout. Painting is done as needed by maintenance every 10-15 years. Total 3500m2.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2005	0	FEB-13

**Event: Completed-Repaint wall surfaces (3500m2)**

**Concern:**

Painted surfaces are damaged, dirty and yellowing in many areas.

**Recommendation:**

Repaint wall surfaces.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2005	\$63,091	Low

**Updated:** FEB-13

**C3020.01.01 Epoxy Concrete Floor Finishes\***

Epoxy flooring located in students washrooms. Total 66m2.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

**C3020.01.02 Painted Concrete Floor Finishes\***

Painted concrete floor in the mechanical room. Total 150m2.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

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

Ceramic floor tile in washrooms adjacent to urinals. Total 3m2.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	50	FEB-13

**Event: Replace ceramic floor tile (3m2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$1,000	Unassigned

**Updated:** FEB-13

**C3020.04 Wood Flooring\*\***

Parquet wood flooring glued to concrete slab in gym. Total 395m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	30	FEB-13

**Event: Replace gym wood flooring (395m2)**

**Concern:**

Wood parquet flooring is worn and damaged in some areas. Gym lines are faded and worn.

**Recommendation:**

Recommend providing a new gymnasium floor system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$100,600	Low

**Updated:** FEB-13



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**C3020.07 Resilient Flooring\*\* - 2005**

Vinyl composite tiles in library, reception area and staff room. Total 300m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	FEB-13

**Event: Replace vinyl tile flooring (300m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$15,500	Unassigned

**Updated:** FEB-13



**C3020.07 Resilient Flooring\*\* - Sheet Vinyl**

Sheet vinyl flooring in corridors throughout school. Total 350m2.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1982	20	FEB-13

**Event: Replace sheet vinyl flooring (350m2)**

**Concern:**

Joints in sheet vinyl are opening up and beginning to curl.

**Recommendation:**

Replace sheet vinyl flooring



IMG\_9230.jpg

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2012	\$28,100	Low

**Updated:** FEB-13

**C3020.07 Resilient Flooring\*\* - Vinyl Composite Tile**

Vinyl composite tile flooring in selected classrooms, janitor, stage and gym storage. Total 410m2.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1982	20	FEB-13

**Event: Replace vinyl tile flooring (410m2)**

**Concern:**

Tiles are cracked or stained in areas; joints opening up.

**Recommendation:**

Replace vinyl floor tile with new.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2012	\$20,900	Low

**Updated:** FEB-13

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

Carpet flooring located in general office and offices. Total 70m2.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1995	15	FEB-13

**Event: Replace carpet (70m2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$5,100	Unassigned

**Updated:** FEB-13

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

Suspended T-bar grid system with acoustic tile in corridors, classrooms and offices. Total 1292m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	FEB-13

**Event:** Replace damaged and stained ceiling tiles in corridors. Approx 20-25 tiles

**Concern:**

Ceiling tiles have some water damage; other tiles have been replaced with mismatched patterns.

**Recommendation:**

Replace acoustic damaged ceiling tiles in corridors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,500	Low

**Updated:** FEB-13

**Event:** Replace suspended acoustic ceiling (1292m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$96,900	Unassigned

**Updated:** FEB-13

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

Gypsum board ceilings within storage rooms and washrooms and exposed structure in gym are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	0	FEB-13

**S4 MECHANICAL****D2010.04 Sinks\*\***

1 double compartment and 3 single compartment stainless steel sinks located in staff room, library and art room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-13

**Event:** Replace 1 double and 3 single compartment sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,000	Unassigned

**Updated:** FEB-13

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

1- 600 x 915 floor mounted moulded plastic service sink in the janitors room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-13

**Event:** Install 1 vacuum Breaker

**Concern:**

The faucet for the janitor sink does not have a vacuum breaker. This could result in contaminated water being siphoned into the municipal water system.

**Recommendation:**

Recommend installing a vacuum breaker on the hose connection, or install a faucet with an approved vacuum breaker.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$1,200	Medium

**Updated:** FEB-13

**Event:** Replace 1 service sink

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,200	Unassigned

**Updated:** FEB-13

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

1 instructors shower located in physical education office.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	30	FEB-13

**Event: Replace 1 shower**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$2,800	Unassigned

**Updated:** FEB-13

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

3 non refrigerated drinking fountains. Two are wall mounted stainless steel type and one is vitreous china.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	35	FEB-13

**Event: Replace 3 drinking fountains**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2017	\$5,400	Unassigned

**Updated:** FEB-13

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\***

14 water closets (flush valve), 16 lavatories and 6 wall mounted urinals installed in boys and girls washroom, near the staff room and ECS room, mens and womans staff washrooms and in the infirmary. 3 water closets are barrier free in height. One lavatory in ECS room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	35	FEB-13

**Event: Replace washroom fixtures (14 water closets, 16 lavs., 6 urinals)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2017	\$50,600	Unassigned

**Updated:** FEB-13

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

Hot and cold water is distributed by copper piping and fittings via a corridor distribution system with branch lines to various locations and fixtures.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

**D2020.01.02 Valves: Domestic Water\*\***

Shut off valves are provided in the corridor ceiling space for each branch line and group of fixtures. There is also Isolation valves on piping and equipment in the mechanical room. Valves range in size depending on the size of water line there connected to. Approx 10 valves. Unable to view all areas.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	40	FEB-13

**Event: Replace approx 10 isolation valves**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$11,000	Unassigned

**Updated:** FEB-13

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

1 Installed on heating system make up line. No potable water system backflow device is installed as per Epcor requirements.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	20	FEB-13

**Event: Add 1 new backflow preventor to potable water system**

**Concern:**

There is no backflow preventor on the potable water.

**Recommendation:**

Recommend installed a backflow preventor to the potable water as per Epcor requirements.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Code Upgrade	2012	\$5,500	Medium

**Updated:** FEB-13

**Event: Replace 1 backflow preventor on heating system make up line**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$6,500	Unassigned

**Updated:** FEB-13

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

1 Inline bronze body pump located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	FEB-13

**Event: Replace 1 inline pump**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$1,600	Unassigned

**Updated:** FEB-13

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

State 125,000 BTU/hr., 75 GAL storage. It is a natural gas fire water heater located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	20	FEB-13

**Event: Replace 1 domestic hot water heater**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$4,500	Unassigned

**Updated:** FEB-13

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

Majority of domestic hot, cold and recirculation lines insulated. Water supply piping insulation is fibre glass with a canvas jacket.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Sanitary waste connects from various fixtures to and underslab Cast iron sanitary waste system that exits the north face of the building. Vent piping is located throughout various roof penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

**D2030.02.04 Floor Drains\***

There are floor drains installed in the girls washrooms throughout and in the mechanical room. They connect to the underground cast iron waste system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Roof drains installed throughout the roof are connected to the storm system piping that connects to the underground storm sewer. Piping assumed to be cast iron as per age of building. Unexposed and unable to view.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

**D2040.02.04 Roof Drains\***

Full flow. Cast iron roof drains with newer metal dome strainers.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

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

Distribution piping to boilers, domestic hot water heater. Piping is black carbon steel. Meter is located in the 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	1982	0	FEB-13

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

Super Hot AAE-1080M steel tubing, natural draft, standing pilot, 316.4 kW. Input / 262.0kW output. Boiler is equipped with a relief valve and low water cutoff. A single backflow preventor device is installed in the boiler make up water line. Ratings are based on elevations between 610 and 1370 meters above sea level.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	35	FEB-13

**Event: Replace 1 heating boiler.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2017	\$30,000	Unassigned

**Updated:** FEB-13

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

Class B chimney. Combustion air outlet is preheated via unit heater. Total 13m.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	35	FEB-13

**Event: Replace chimney 13m**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2017	\$8,700	Unassigned

**Updated:** FEB-13

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

A chemical pot feeder, side stream filter is provided for adding water treatment to the hot water system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

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

Mark-hot air system for gymnasium (FS-2) complete with supply fan, return fan, motorized fresh, return, exhaust dampers, heating coil, filter section. Fan capacity unknown, no data available on site. Unit contains 50 mm throw away filters.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	30	FEB-13

**Event: Replace gym air handling unit**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$130,000	Unassigned

**Updated:** FEB-13

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

1 Mark-hot air system for school (FS-1) complete with supply fan, return fan, motorized fresh, return, exhaust dampers, heating coil, filter section. Fan capacity unknown, no data available on site. Unit contains 50 mm throw away filters.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	30	FEB-13

**Event: Replace 1 air handling unit**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$130,000	Unassigned

**Updated:** FEB-13

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

Low velocity ductwork made of galvanized sheet metal. Ceiling space return air plenum.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

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

Sidewall grilles, ceiling diffusers, Punka grilles. Linear and egg crate return air.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13



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

The system supplies hot water to the air handling unit heating coil, duct mounted reheat coils and fan cabinet heaters. Two Bell and Gussett hot water pumps each driven with a electric motor circulates water through the boilers and through the piping distribution system via black carbon steel piping.. Total 500m and 2 pumps.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	40	FEB-13

**Event: Replace hot water distribution system (500m piping, 2 pumps)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2022	\$137,000	Unassigned

**Updated:** FEB-13

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

Three cabinet style fans exhausts air from the washrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	30	FEB-13

**Event: Replace 3 exhaust fans**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$10,500	Unassigned

**Updated:** FEB-13

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

Low velocity ductwork to air outlets and fans made of galvanized sheet metal.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

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

Egg crate grilles installed in the suspended ceiling grid.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

**D3050.02 Air Coils\*\***

Duct mounted reheat coil on the distribution system for interior spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-13

**Event: Replace 1 reheat coil**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$4,500	Unassigned

**Updated:** FEB-13

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

Fulton low pressure steam boiler and steam grid humidifiers. It is no longer in operation, it was previously de-commissioned as per school board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	FEB-13

**Event: Replace 1 humidifier**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$45,000	Unassigned

**Updated:** FEB-13

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

Perimeter radiation installed along the exterior walls. Total 45m.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-13

**Event: Replace 45m finned tube radiation**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$35,500	Unassigned

**Updated:** FEB-13

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

Vertical throw located at entrances. Horizontal throw in mechanical room and meter room. Total 13 unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-13

**Event: Replace 13 unit heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$45,000	Unassigned

**Updated:** FEB-13

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

Line voltage stats cycle 13 unit heaters fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-13

**Event: Replace electric controls for 13 unit heaters.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,000	Unassigned

**Updated:** FEB-13

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

Controllers such as dampers, valve operators, temperature sensors and some thermostats are pneumatic. Pneumatic controls are supplied with instrument air from a Johnson Controls 22C air compressor mounted on a horizontal tank. The compressor is driven with a 0.373 kW electric motor. The instrument air is dried with a refrigerated air dryer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-13

**Event: Replace pneumatic control system ( 1744 m2 )**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$45,000	Unassigned

**Updated:** FEB-13

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

Andover AC 256M BMCS system with monitoring, remote reset, and scheduling features is used for controlling the building mechanical systems. The system is connected to a remote central station from where the building operation can be controlled. This can also be done locally. Fan coil units are controlled with electric thermostats.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1990	20	FEB-13

**Event: Replace building system controls ( 1744 m2 )**

**Concern:**

The DDC system is showing signs of failure and parts are difficult to obtain. Parts are scavenged from systems that have been replaced as new parts are no longer available.

**Recommendation:**

Replace entire DDC building control system.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2012	\$70,000	Medium

**Updated:** FEB-13

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

ABC extinguishers on wall hooks and cabinets throughout the school.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

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

1 600A-120/208V/3PH/4W main distribution switchboard as manufactured by Federal Pioneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	40	FEB-13

**Event: Replace 1 Main Electrical Switchboard**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$45,000	Unassigned

**Updated:** FEB-13

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

4 Federal Pioneer 120/208V, 3 phase branch circuit panelboards located throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-13

**Event: Replace 4 Electrical Branch Circuit Panelboards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$19,000	Unassigned

**Updated:** FEB-13

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

6 Siemens combination and magnetic motor starters typically located in mechanical rooms for service to mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	30	FEB-13

**Event: Replace 6 Motor Starters and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,000	Unassigned

**Updated:** FEB-13

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

Copper wiring installed in conduit. Mostly ivory devices with stainless steel coverplates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Low voltage switch for gym lighting and line voltage light switches typically installed in every room for control of light fixtures.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

**D5020.02.02.02 Interior Fluorescent Fixtures\*\***

Mostly surface mounted can type and wrap around type fluorescent light fixtures with T12 lamps. Total 500 fixtures.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	30	FEB-13

**Event: Replace 500 Interior Florescent Fixtures**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$125,000	Unassigned

**Updated:** FEB-13

**D5020.02.02.05 Other Interior Fixtures\***

Stage lights provided at gym stage.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

**D5020.02.03.02 Emergency Lighting Battery Packs\*\***

DC emergency lighting battery pack units (lumacell) with remote heads located throughout building exit corridors. Total 12 units.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	20	FEB-13

**Event: Replace 12 Emergency Lighting**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$13,900	Unassigned

**Updated:** FEB-13

**D5020.02.03.03 Exit Signs\***

Exit signs located at exit doors and in corridors for paths to exits. Signs retrofitted to LED lamps in 2005.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2005	0	FEB-13

**D5020.03.01.01 Exterior Incandescent Fixtures\***

Recess mounted incandescent pot lights at entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Wall mounted HPS light fixtures located along building exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Exterior lighting is photocell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Edwards hard wired fire alarm system with Edwards EST fire alarm panel with 8 fire detection zones. System includes 6" fire alarm bells and fire detectors. Main fire alarm panel replaced in 2004.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	FEB-13

**Event: Replace Fire Detection and Alarm System ( 1744 m2 )**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$55,000	Unassigned

**Updated:** FEB-13

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

Basic security system with control panel, alarm keypad at main entrance, door contacts at exterior doors, and motion sensors located throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	25	FEB-13

**Event: Replace security system ( 1744 m2 )**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,000	Unassigned

**Updated:** FEB-13

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

Battery operated clocks in classrooms. Class change tones over PA system controlled by time clock in mechanical control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

**D5030.04.01 Telephone Systems\***

Basic Nortel telephone system with telephone outlets in each office and classrooms located close to teachers desk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Cat 5 data system with the server hub located in storage room. The school has supernet installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

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

Bogen intercom system with switch type console located in general office, speakers in corridors, and speakers and return call switches in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	20	FEB-13

**Event: Replace Public Address system ( 1744 m2 )**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$35,000	Unassigned

**Updated:** FEB-13

**D5030.06 Television Systems\***

Cable TV outlet provided in each classroom - rarely used.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13



**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1020.05 Audiovisual Equipment\***

Electronic smart boards installed in classrooms. Total of 4 smart boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	FEB-13

**E1090.04 Residential Equipment\***

The staffroom contains 1 residential stove, 1 dishwasher, 2 microwaves, 1 stand up freezer and 1 refrigerator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	FEB-13

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

Four wall hung plywood backboards with basketball nets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1982	0	FEB-13

**E2010.02 Fixed Casework\*\* Library and Classrooms**

Clear finish plywood veneer shelving in library and classrooms. Display cases with tempered glass sliding doors. Total 75m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	35	FEB-13

**Event: Replace shelving millwork (75m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$56,300	Unassigned

**Updated:** FEB-13

**E2010.02 Fixed Casework\*\* 1982**

Painted lower and upper cabinets with plastic laminate countertops in Art room, ECS room and 3 classrooms. Total 120m.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1982	35	FEB-13

**Event: Replace classroom millwork (3 classrooms-75m).**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2017	\$59,500	Unassigned

**Updated:** FEB-13

**Event: Replace millwork in 2 rooms (45m).**

**Concern:**

Painted wood cabinets in poor condition. Linoleum and plastic laminate peeling off in two rooms.

**Recommendation:**

Replace millwork in art room and one classroom

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2012	\$35,700	Low

**Updated:** FEB-13



Damaged and mis-aligned doors, peeling plastic laminate.

**E2010.02 Fixed Casework\*\* 1993**

Clear finish plywood veneer upper and lower kitchen cabinets with plastic laminate countertops in staff lounge kitchen. Total 6m.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1993	35	FEB-13

**Event: Replace 6m of Kitchen Casework**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2028	\$4,800	Unassigned

**Updated:** FEB-13

**E2010.02 Fixed Casework\*\* Vanities**

Plastic laminate wall hung vanities in washrooms. Total 5m.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1982	35	FEB-13

**Event: Replace washroom vanities (5m)**

**Concern:**

Washroom vanities have damaged and delaminating plastic laminate.

**Recommendation:**

Replace washroom vanities with plastic laminate vanities.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2012	\$4,000	Low

**Updated:** FEB-13



IMG\_9228.jpg

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

Blinds are between the glazing in exterior windows. Total 35m2.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	30	FEB-13

**Event: Replace window blinds (35m2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2016	\$3,900	Unassigned

**Updated:** FEB-13

**S8 SPECIAL ASSESSMENT****K3020.03 Air Conditioning/Cooling\***

There is no air cooling/conditioner in the Computer room and server room resulting in warm excessive temperatures. Door is left open to allow heat to escape.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1982	0	FEB-13

**Event:** Install air conditioning unit in server and computer room.

**Concern:**

Excessive heat in the server room and computer room. There is no air conditioning within these rooms.

**Recommendation:**

Recommend installing ceiling mounted air conditioning unit with condenser on the roof.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2012	\$15,000	Low

**Updated:** FEB-13

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

Barrier free access from parking lot along concrete sidewalk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

**K4010.02 Barrier Free Entrances\***

Entrance doors are barrier free however they do not have power assisted door operators. Total 2 doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

**Event:** Provide power door operators (2 doors).

**Concern:**

Main entrance doors do not have door operators, making them not fully barrier free.

**Recommendation:**

Provide door operators at main entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$8,000	Low

**Updated:** FEB-13

**K4010.03 Barrier Free Interior Circulation\***

Good access to all teaching areas through barrier free corridors. Doors have round knobs, total of 35 doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

**Event:** Replace 35 door locksets.

**Concern:**

Doors have round knobs and locksets where lever design is required.

**Recommendation:**

Replace door locksets with lever design.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$12,393	Low

**Updated:** FEB-13

**K4010.04 Barrier Free Washrooms\***

Student washrooms have barrier free washroom stalls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

**Event:** Upgrade 2 washrooms for BFA.

**Concern:**

Cubicles have one grab bar where 2 are required.

**Recommendation:**

Add grab bar to cubicles and add BFA vanity and sink (2 washrooms).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$1,200	Low

**Updated:** FEB-13

**K4030.01 Asbestos\***

HAZMAT audit not available for review but asbestos not reported or observed at time of inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

**K4030.02 PCBs\***

HAZMAT study not available for review but PCBs not reported or observed at time of inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	FEB-13

**K4030.04 Mould\***

No mould know or reported at time of inspection.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

**K4030.09 Other Hazardous Materials\***

Other hazardous materials not reported or observed at time of inspection.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1982	0	FEB-13

**K5010.01 Site Documentation\***

Prime Consultant Name - N53 Architecture Inc.  
 Date of Site Visit: November 6, 2012

Building and Portable Classrooms on Site:

Buildings:

B3291A:  
 (1982) Original Building - 1744 square meters

Total building area is 1744 square meters.

Portable Classrooms:

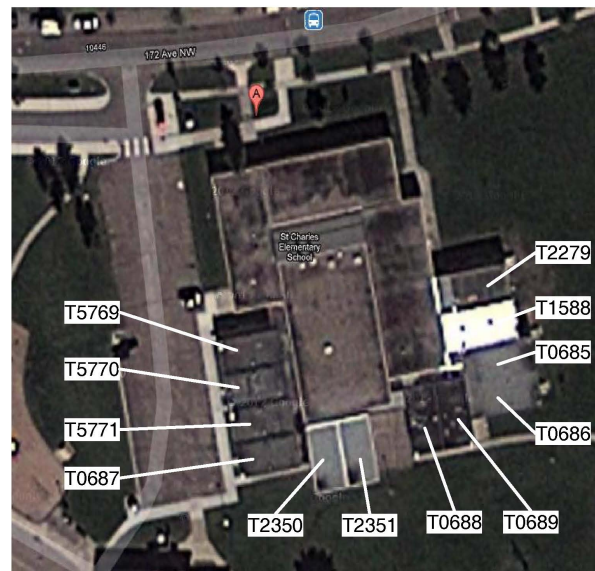
- T0685 - 83 square meters.
  - T0686 - 83 square meters.
  - T0687 - 117 square meters.
  - T0688 - 91 square meters.
  - T0689 - 91 square meters.
  - T1588 - 111 square meters.
  - T2279 - 83 square meters.
  - T2350 - 86 square meters.
  - T2351 - 86 square meters.
  - T5769 - 117 square meters.
  - T5770 - 117 square meters.
  - T5771 - 117 square meters.
- Total portable classroom area is 1182 square meters.

Areas Evaluated in this Report:

B3291A (2930 square meters). The site is evaluated with the building B3291A

Drawing attached - St. Charles Site Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	FEB-13



ST. CHARLES SITE PLAN WITH ASSOCIATED PORTABLES

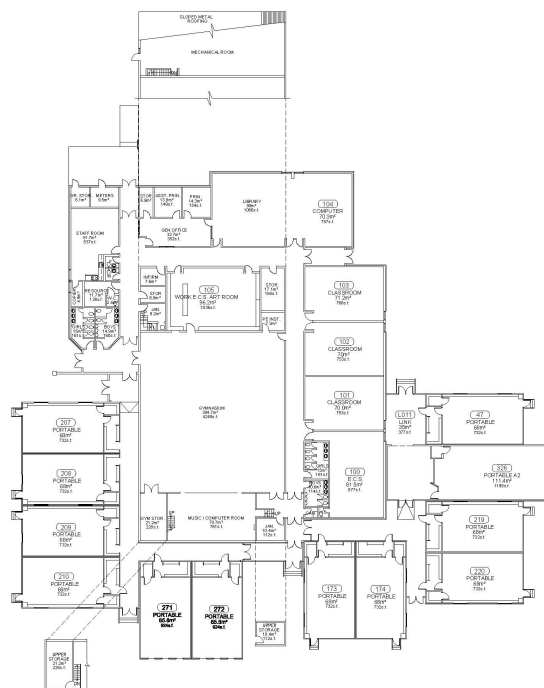
**K5010.02 Building Documentation\***


Prime Consultant Name - N53 Architecture Inc.  
 Date of Site Visit: November 6, 2012

Areas Evaluated in this Report:  
 B3291A:  
 (1982) Original Building - (1744 square meters).

Drawing attached - St. Charles Floor Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	FEB-13



 EDMONTON CATHOLIC SCHOOLS	FACILITY	ST. CHARLES	CODE	8057	DRAWING	MAIN FLOOR PLAN	DATE	2012-10-02	
	ADDRESS	10423 - 172 Avenue	BLOCK	21	DISTRICT	Castle Downs	SCALE	1:400	
LOT	68SR	PLAN	8020717	SITE AREA	2.83 hectares	CONC. BUILDING AREA	1744 m <sup>2</sup>	TOTAL BUILDING AREA	2835 m <sup>2</sup>
					6.99 acres		18773 s.f.		30316 s.f.
								SHEET	2 of 2

St. Charles Floor Plan