

RECAPP Facility Evaluation Report

Regional School Board



St. Elizabeth Seton School

B3950A
Red Deer

Facility Details	
Building Name:	St. Elizabeth Seton School
Address:	35 Addinell Avenue
Location:	Red Deer
Building Id:	B3950A
Gross Area (sq. m):	2,929.20
Replacement Cost:	\$4,345,499
Construction Year:	0

Evaluation Details	
Evaluation Company:	Group 2 Architect
Evaluation Date:	May 1 2004
Evaluator Name:	Mr. Ron Morrison
Evaluator Phone:	(403) 340-2200

Total Maintenance Events Next 5 years:	\$105,500
5 year Facility Condition Index (FCI):	2.43%

General Summary:

One storey building, original building was constructed in 1975.
 In 1990 a 5 room classroom addition was constructed on the south.
 A 2 Room addition and Renovations were done in 2002 as well as mechanical and electrical upgrades.
 Some interior doors are requested to be replaced.
 Overall the school is in excellent condition.

Structural Summary:

Concrete foundation wall on strip footings, loadbearing concrete block walls, o.w.s.j. on original building, wood trusses on 1990 addition.
 Overall the structure of the school is in good condition.

Envelope Summary:

Exterior finishes include split face block and metal cladding, aluminum windows.
 There is some question regarding the condition of the roof in the south east area of the building.
 Overall the building envelope is in excellent condition.

Interior Summary:

Interior finishes include concrete block walls, vct flooring, suspended acoustic panel ceilings.
 Overall the interior of the school is in excellent condition.

Mechanical Summary:

2002. An upgrade to the mechanical system was completed in conjunction with an overall modernization and the replacement of two portable classrooms with permanent construction.

Gas fired hot water boilers (two Raypack and one Superhot) provide the base heating by circulation of glycol (with two Taco pumps) to wall fin radiation, radiant panels, reheat coils and coils in the air handling units.

One outdoor custom (Engineered Air) air handling unit provides ventilation for the 1990 addition and 2002 addition.

1975. Two indoor built-up air handling units provide ventilation.

Mechanical systems are in a good state of repair with no immediate upgrades or replacements required.

Overall the mechanical system is in a good state of repair.

Electrical Summary:

This school underwent a modernization in 2002. Sound system, data network, low voltage controls (Douglas), and emergency lighting were all found to be in good condition.

New main distribution panel needed, this will also allow for single phase protection. Edwards fire alarm system is obsolete and needs replacing. Old loose motor starters need to be replaced motor control center. All should be done 2004-2007.

Rating Guide

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

S1 STRUCTURAL

A1010 Standard Foundations*

1975 Concrete foundation wall on strip footings.
 1990 Concrete foundation wall on strip footings.
 2001 Concrete foundation wall on strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

A1030 Slab on Grade*

1975
 1990
 2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	100	October 2004

B1010.03 Floor Decks, Slabs, and Toppings*

1975 Mechanical Room mezzanine

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

B1010.09 Floor Construction Fireproofing*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	October 2004

B1020.01 Roof Structural Frame*

1975 o.w.s.j.
 1990 wood trusses
 2001 wood truss joists

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	100	October 2004

S2 ENVELOPE**B2010.01.02.02 Concrete Block: Ext. Wall Skin***

2001 split face block

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	75	October 2004

Event: grout top of exterior block**Concern:**

some areas are not grouted at top adjacent to metal flashing

Recommendation:

grout top of exterior block adjacent to metal flashing where missing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2007	\$2,000	Low

*Updated: October 6 2004***B2010.01.06.03 Metal Siding***

2001 metal siding on upper portion of walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

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

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

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

2001 painted concrete element at school front.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

B2010.02.01 Cast-in-place Concrete:Ext.Wall Const*

1975 precast concrete element at front entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	100	October 2004

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

1975 loadbearing block

1990 loadbearing block classroom addition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation*1975
1990

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

B2010.06 Exterior Louvers, Grilles, and Screens*1975
1990

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

B2010.09 Exterior Soffits*

2001 painting of original soffits

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

B2020.01.01.02 Aluminum Windows*1975
1990

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	35	October 2004

B2030.01.06 Automatic Entrance Doors*

1990 doors have full paino hinges and hcp operators

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

B2030.02 Exterior Utility Doors*

2001 - hollow metal doors replaced

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

B3010.01 Deck Vapor Retarder and Insulation*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	22	October 2004

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

1975 some original built up roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	October 2004

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

1990 addition sbs roof.
2002 sbs reroof of 1975 building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	October 2004

Event: Replace south east sbs roof

Concern:

South east section of SBS roofing membrane showing some signs of wear.

Recommendation:

Replacement of south east sbs roof (1990 addition) may be required within 5 years. Approximate area 486 sq.m. Continue monitoring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2009	\$25,000	Low

Updated: October 6 2004

B3010.08 Flashing and Sheet Metal

2001 prefinished metal flashing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

B3010.08.02 Metal Gutters and Downspouts*

2001 new prefinished metal scuppers and rwl

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

B3020.01 Skylights*

2001 installed c/w mirrored sides typically

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

1975 original concrete block, some newer steel stud and drywall walls.
1990 concrete block, some steel stud and drywall walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

C1010.05 Interior Windows*

2001 single glazed hollow metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

C1010.07 Interior Partition Firestopping*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

C1020.01 Interior Swinging Doors*

1975 hollow metal doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	40	October 2004

Event: Refinish 14 interior doors.

Concern:

14 of the original doors are peeling badly. Acrylic paint was put over oil, without being back-primed.

Recommendation:

Refinish 14 interior doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2004	\$3,500	Low

Updated: October 6 2004



C1020.02 Interior Entrance Doors*

2001 Hollow metal frames c/w full piano hinges.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

C1020.03 Interior Fire Doors*

2001 cookson fire shutters at kitchen and admin suite.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

C1020.04 Interior Sliding and Folding Doors*

2001 aluminum sliding mall front at library / computer lab

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

C1030.01 Visual Display Boards*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	10	October 2004

C1030.02 Fabricated Compartments(Toilets/Showers)*

2001 metal toilet stalls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

C1030.06 Handrails*

1990 painted metal handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

C1030.08 Interior Identifying Devices*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

C1030.10 Lockers*

2001 Lockers c/w p.lam covered plywood tops and pvc edging

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

C1030.12 Storage Shelving*

1990

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

C1030.14 Toilet, Bath, and Laundry Accessories*

1975

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

C2010.01 Cast-In-Place Concrete Stair Construction

1975 original

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

C2020.05 Resilient Stair Finishes*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

C2020.08 Stair Railings and Balustrades*

1975 painted wood railing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	October 2004

C3010.04 Gypsum Board Wall Finishes*1975,
2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

C3010.06 Tile Wall Finishes*

1975 original tile around urinals

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	50	October 2004

C3010.09 Acoustical Wall Treatment*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

C3010.11 Interior Wall Painting*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	5	October 2004

C3020.01 Concrete Floor Finishes*

1975 janitors room / mech room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

C3020.02 Tile Floor Finishes*

1975 washrooms / entry vestibules

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

C3020.07.01 Resilient Tile Flooring

1990 addition - vct flooring - some corridors and all classrooms.
2001 vct flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

C3020.07.02 Resilient Sheet Flooring

1990 some corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

C3020.08 Carpet Flooring*

2001 library, admin suite

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	10	October 2004

C3030.04 Gypsum Board Ceiling Finishes*

1975
1990
2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

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

2001 approx - 50% of suspended acoustic panel ceilings replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

C3030.07 Interior Ceiling Painting*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	10	October 2004

D1010.02 Lifts*

2001 lift installed to elevated classroom

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

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

2002. Floor mounted fixture with new electronic flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D2010.02 Urinals*

2002. Wall hung with new electronic flush valves installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D2010.03 Lavatories*

2002. Counter top with new metering type faucets installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D2010.04 Sinks*

2002. Stainless steel counter top sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D2010.05 Showers*

2002

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D2010.08 Drinking Fountains / Coolers*

1975

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D2020.01.01 Pipes and Tubes: Domestic Water*

2002 Copper materials. New piping provided in the modernized areas.
1975 Copper construction with no apparent leaks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	40	October 2004

D2020.01.02 Valves: Domestic Water

Bronze body valves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

D2020.01.03 Piping Specialties (Backflow Preventors)*

2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D2020.02.02 Plumbing Pumps: Domestic Water*

Bronze in-line wet rotor pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

D2020.02.04 Domestic Water Conditioning Equipment*

Filter installed on the domestic cold water supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

D2020.02.06 Domestic Water Heaters*

1975 Single gas fired tank style heater with circulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	20	October 2004

Event: Replace domestic water heater**Concern:**

D.H.W. Heater shows signs of deterioration.

Recommendation:

Replace DHW heater with new gas fired appliance of similar capacity.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2007	\$3,000	Medium

*Updated: October 6 2004***D2020.03 Water Supply Insulation*: Domestic**

Piping insulated throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D2030.01 Waste and Vent Piping*

Metal piping system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

D2040.01 Rain Water Drainage Piping Systems*

Rain water drainage is on to grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

D2040.02.04 Roof Drains*

Drains provided throughout all flat roof areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

D3010.02 Gas Supply Systems*

Gas meter and regulators in the main Mechanical Room with piping to the boilers and hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	50	October 2004

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

Three natural gas fired boilers have recently been fully serviced and rebuilt. Two Raypack (1975) and one Superhot(1990). Boilers should be considered for upgrading in the future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	30	October 2004

Event: Upgrade boilers

Concern:

Original boilers will require replacement in the future. Replace with high efficiency units as soon as replacement warranted.

Recommendation:

Provide new more energy efficient boilers as soon as existing boilers show signs of failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2010	\$40,000	Low

Updated: October 6 2004

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

Boilers vent through the roof. Combustion air from a grille on the east exterior wall. Occasional unexplained back drafting occurs. Continue to monitor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

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

Chemical pot feeder, filter and glycol system provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D3030.06.02 Refrigerant Condensing Units*

2002. Lennox model HS-29-060 unit provided for air conditioning the Library/Resource Area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

D3040 HVAC Distribution (Distribution Systems)

Black steel heating piping is completely insulated and in good condition. Exposed piping insulation is recovered with canvas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D3040.01.01 Air Handling Units: Air Distribution*

2002. Engineered Air Model LM-10-CO-20-18 roof mounted unit serves the 1990 addition.

1975 Two built-up air handling units with Trane model Q27 supply and return fans, full mixing sections, filter sections. Gymnasium unit has a supply duct mounted heating coil. Unit is difficult to access. The two units have in-line axial type fans that require extended shutdown if bearings need replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D3040.01.03 Air Cleaning Devices:Air Distribution*

Air handling units equipped with filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D3040.01.04 Ducts: Air Distribution*

Overhead system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	October 2004

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Ceiling mounted grilles and diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D3040.03.01 Hot Water Distribution Systems*

Steel piping systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D3040.04.01 Fans*: Exhaust

Delhi roof mounted exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D3040.04.03 Ducts*: Exhaust

Overhead duct system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D3040.04.05 Air Outlets and Inlets*: Exhaust

Ceiling grilles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D3050.02 Air Coils*

1975 Glycol heating coils provided in the air handling units. Duct reheat coils provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D3050.05.02 Fan Coil Units*

2002 Lennox Dx fan coil provides air conditioning for the Library/Resource Centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

D3050.05.03 Finned Tube Radiation*

1990 Wall fin radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	35	October 2004

D3050.05.06 Unit Heaters*

Provided in Mechanical Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D3050.05.08 Radiant Heating (Ceiling & Floor)*

2002. Radiant panels installed in the modernized areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	35	October 2004

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

2002. Dimax BMCS serves the entire facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers located throughout facility

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	October 2004

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

1975

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	40	October 2004

D5010.03 Main Electrical Switchboards (Main Distribution)*

1976 - 120/208V, 400 amp panel

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1	0	40	October 2004

Event: Replace existing MDP.**Concern:**

Existing MDP is getting old and has no phase protection.

Recommendation:

Replace existing MDP (installed 1976) with new 120/208V, 400A MDP c/w single phase protection.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$35,000	Low

*Updated: October 6 2004***D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)***

1975/2001 There are 3 existing panels and 2 new panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	October 2004

D5010.06 Enclosed Electrical Circuit Breakers*

1975/2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

D5010.07.02 Motor Starters and Accessories*

1975. Motor control center. Starters are loose. No replacement parts available.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2	0	0	October 2004

Event: Replace motor control centre

Concern:

Starters are loose. There are no replacement parts available.

Recommendation:

Install motor control center.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$32,000	Low

Updated: October 6 2004

D5020.01 Electrical Branch Wiring*

1975/2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	October 2004

D5020.02.01 Lighting Accessories (Lighting Controls)*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D5020.02.02.02 Interior Florescent Fixtures*

2001 - T8 fixtures throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D5020.02.02.03 Interior Metal Halide Fixture*

2001 - MH fixtures in Gym

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D5020.02.03 Emergency Lighting*

2001 exit lights and battery packs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D5020.03.01.03 Exterior Metal Halide Fixtures*

2001 HID wall packs outside.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D5030.01 Detection and Alarm Fire Alarm*

1990 ESI Edwards system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	25	October 2004

Event: Replace fire alarm system.**Concern:**

Existing fire alarm system is becoming obsolete.

Recommendation:

Replace current fire alarm system with new addressable fire alarm system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$30,000	Low

*Updated: October 6 2004***D5030.02.02 Intrusion Detection***

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

D5030.02.03 Security Access*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

D5030.03 Clock and Program Systems*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3	0	20	October 2004

D5030.04.01 Telephone Systems*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

D5030.04.03 Call Systems*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

D5030.04.04 Data Systems*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

D5030.04.05 Local Area Network Systems*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	October 2004

D5030.05 Public Address and Music Systems*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D5030.06 Television Systems*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

D5090.01 Uninterruptible Power Supply Systems*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	October 2004

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02 Library Equipment***

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

E1090.03 Food Service Equipment*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	15	October 2004

E2010.02.05 Educational Facility Casework*

1990

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

E2010.02.07 Kitchen Casework*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

E2010.02.09 Library Casework*

2001 library upgrade, some salvaged shelves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

E2010.03.01 Blinds*

1990 vertical blinds and sliding white board detail for covering windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	10	October 2004

E2010.05 Fixed Multiple Seating*

2002 fixed wood risers (carpeted) at reading corner of library.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	October 2004

E2020 Moveable Furnishings*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	20	October 2004

F2020 Hazardous Components Abatement

2001 renovation - asbestos removed / managed in place.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

S8 FUNCTIONAL ASSESSMENT**K40 Current Code Issues**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	October 2004

K4010.01 Barrier Free Route: Parking to Entrance

2001 One handicapped stall provided

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

K4010.02 Barrier Free Entrances

2001 Front entry doors equipped with hcp operators. Vestibule size is adequate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

K4010.03 Barrier Free Interior Circulation

2001 upgrade for hcp accessibility including platform lift

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

K4010.04 Barrier Free Washrooms

1975 building is equipped with 2 hcp accessible washrooms.
2001 two additional hcp accessible toilet rooms installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	October 2004

Facility Details

Building Name: St. Elizabeth Seton School
Address:
Location: Red Deer

Building Id: S3950
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Group 2 Architect
 Evaluation Date: May 1 2004
 Evaluator Name: Mr. Ron Morrison
 Evaluator Phone: (403) 340-2200

**Total Maintenance Events Next 5 years:
 5 year Facility Condition Index (FCI): 0%**

General Summary:

Generally the site is very clean - and in good condition - overall rating of 5
 Drop off parking is crowded, school board is considering extension to some asphalt and concrete sidewalks including a new asphalt perimeter sidewalk on north side of building.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

S7 SITE**G2020.02.02 Flexible Paving Parking Lots(Asphalt)***

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	10	November 2004

G2020.05 Parking Lot Curbs and Gutters*

2001 pin curbs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	November 2004

G2020.06.02 Parking Bumpers*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	November 2004

G2020.06.03 Parking Lot Signs*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	November 2004

G2020.06.04 Pavement Markings*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	November 2004

G2030.02.02 Asphalt Pedestrian Pavement*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	25	November 2004

Event: Install new asphalt sidewalk.**Concern:**

Existing footpath on north side of building is on grass

Recommendation:

Install 65 m of asphalt sidewalk, 1.5 m wide to rectify ongoing damage to sod and facilitate snow removal in winter.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$3,500	Low

Updated: November 15 2004

G2030.04 Rigid Pedestrian Pavement (Concrete)*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	30	November 2004

Event: Extend concrete sidewalk.**Concern:**

Extend concrete sidewalk around corner of school site to allow more drop off area for parents

Recommendation:

Install 60 lineal meters of 1.5 m wide sidewalk

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2006	\$8,600	Low

Updated: November 15 2004

G2040.02 Fences and Gates*

at adjacent tennis courts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	November 2004

G2040.05 Site and Street Furnishings*

2001 built-in picnic tables c/w pressure treated tops, repainted bicycle racks

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	20	November 2004

G2040.06 Exterior Signs*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	15	November 2004

G2040.08 Flagpoles*

2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	25	November 2004

G2050.04 Lawns and Grasses*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	30	November 2004

G2050.05 Trees, Plants and Ground Covers*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	November 2004

G3010.02 Site Domestic Water Distribution*

Municipal supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	November 2004

G3010.03 Site Fire Protection Water Distribution*

Fire hydrant located on street within 45.0 m of west entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	November 2004

G3020.01 Sanitary Sewage Collection*

municipal service

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	November 2004

G3030.01 Storm Water Collection*

Surface drainage

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	50	November 2004

G3060.01 Gas Distribution*

adequately sized

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4	0	0	November 2004

G4010.04 Car Plugs-ins*

2001 - 12 concrete pedestal style CAR PLUGS serving 29 stalls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	November 2004

G4020 Site Lighting

2001

All back and side school lights have protective cages

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	0	November 2004