RECAPP Facility Evaluation Report

St. Francis Xavier Catholic High School

B3299A

Edmonton

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Facility Details

Building Name: St. Francis Xavier Catholic H
Address: 9250 - 163 Street
Location: Edmonton

Building Id: B3299A
Gross Area (sq. m): 0.00
Replacement Cost: $17,385,091
Construction Year: 0

Evaluation Details

Evaluation Company: Alberta Infrastructure
Evaluation Date: December 1 2004
Evaluator Name: John Grassick

Total Maintenance Events Next 5 years: **$6,211,620**
5 year Facility Condition Index (FCI): **35.73%**

General Summary:

The original school was constructed in 1958 and it appears to have gone through one modernization at around 1985-1986.

The 1958 wall construction was not confirmed however the maintenance supervisor claims that it is wood stud construction. The windows were replaced and the window area reduced in 1985 or 1986, to small aluminum interior glazed strip windows a few feet off grade. There are generally four window bays per classroom and the windows on each end are operable slider type windows, the rest are fixed.

The roof is wood frame with wood deck, and possibly strammit insulation above the deck. A roof replacement was done at some point in time (likely around the same time as the window replacement) and the system was changed to an inverted roof system using Dow CT board as the insulation and ballast, however it is suspected that the original strammit was left in place.

The rest of the school was constructed in a few phases through the 1960's. The wall construction is block with face brick veneer. While this type of wall has very little insulating value, it is highly durable and poses no health or safety concerns.

The School Division's major recommendation is to demolish the 1958 portion of the school as suggested by consultants retained by the School Division, since it is considered not cost effective to repair given its age and condition.

Our inspection concluded that while there has been considerable movement of the floor slabs in the 1958 addition, there does not appear to be any structural problems. The roof however does need replacing and upgrades are required to the windows etc. which may not be a good solution given the age and condition of this part of the school.

In April 2004, the School Division retained consultants to undertake a redevelopment study to explore alternatives for constructing an addition to the school on the premise that the 1958 section would be demolished. A new addition to the school was estimated to cost approximately $4m in 2003 dollars.

Structural Summary:

The building is generally in good condition with the exception of the original 1958 school section. In this section of the building there has been considerable movement of the main floor slab supported on grade. It is not deemed economical to replace the slab in consideration of the value of the building, and replacement of this component of the facility could be considered as suggested by consultants retained by the School Division.

Envelope Summary:

The building exterior is primarily brick veneer and is generally in good condition. There is a severe settlement problem of the interior slabs at this school however, which may be detrimental to the exterior finishes of the building in the near future.

(1958) The windows were replaced and the window area reduced in 1985 or 1986, to small aluminum interior glazed strip windows a few feet off grade. There are generally four window bays per classroom and the windows on each end are operable slider type windows, the rest are fixed. Slider windows are not a recommended window system for any facility. They often have problem with leakage at the corners. In many schools this may not be a concern, however, if the wall construction is indeed wood framing, then the potential for deterioration is increased. A closer look into the wall system is recommended, and if leakage is occurring then replacement of the windows would be warranted.

(1958) The roof is wood frame with wood deck, and possibly strammit insulation above the deck. A roof replacement was done at some point in time (likely around the same time as the window replacement) and the system was changed to an inverted roof system using Dow CT board as the insulation and ballast, however it is suspected that the original strammit was left in place. The roof is in very poor condition at the moment. There are plants growing out of the joints of the CT boards in many locations. Plant roots can be very damaging to a roof membrane. There was a roof leak in the late fall prompting an investigation, however the investigation was interrupted due to the cold weather. The roof is exposed in many location where the CT board was removed to examine the membrane, these areas have now filled with ice. In it's current condition, by the spring there will likely be more damage done to the roof due to exposure, and replacement would likely be recommended for the summer. The replacement should remove all the material down to the wood deck, and any damaged decking or structure replaced. There is also a risk with strammit that there may be some mould growth which may require remediation and special removal procedures, this would increase the cost even further.

(1963)-(1968) Most of the roofs have been replaced over the last three years. Only one section is still remaining. The final section has no problems with leakage and was reported to be in good condition, however given it's age of 40 years or so, replacement should be considered in the next three to five years.

Interior Summary:

The building interior has some problems. There are many areas where floor finishes should be replaced as they have exceeded their life expectancy. Wall finishes are in good condition where the settlement problem mentioned previously has not caused them to crack and shift. Lay-in acoustic ceiling tiles should be replaced in many areas of the building because they are broken, stained, or have deteriorated to the point where they may fall out of the grid.

Mechanical Summary:

Generally the mechanical systems serving the various areas of the school are original to the year the respective area was constructed. This makes most of the mechanical systems between 37 and 47 years old. With little upgrading having been undertaken since most were installed, mechanical systems are nearing the end of their serviceable life.

Humidification has never been installed in the school. Due to the importance of humidity control on human comfort and health, it's recommended that a humidification system(s) be installed.

It's recommended that the heating and ventilation systems serving the 1958 and 1963 sections be replaced.

To meet building code requirements for outside air, it's recommended that the furnaces in the portable classrooms be replaced with heating and ventilation units.

Further evaluation of the domestic water piping systems, the sanitary drainage system, the 1968 air systems, the boiler system and the control system is recommended. These evaluations will determine if these systems need to be repaired, modified or replaced.

Electrical Summary:

The buildings electrical systems in general are in average condition.

The partial modernization of the school in 2002 has improved the lighting, life safety, and wiring devices in the 1957 portion of the school, and these systems are in good condition. The remaining part of the school was built in 1985 and has not been modified, the systems in these areas are begining to deteriorate.

The old distribution system from the 1000A 120/208V 1957 service needs to be upgraded and TVSS units should be installed. The life safety systems such as emergency lighting in the 1985 section and the fire alarm system in the entire school need to be upgraded. The lighting in the 1985 portion of the school should be changed to T-8 fixtures from T-12 fixtures. The telephone system needs to be repaired to correct the malfunctions in the system.

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* 1968

Foundations for the 1968 addition consist of piles

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

A1010 Standard Foundations*1958

Foundation type for original 1958 building unknown (probably footings) The School Division recommends demolishing the 1958 portion of the school as is suggested by their consultants, since it is not cost effective to repair given its age and condition.

Rating	Installed	Design Life	Updated
3 - Marginal	0	100	DEC-04

Event: Replace 1958 section of the School

Concern:

The 1958 section of the school is inundated with problems, the floor slabs are heaving. the envelope requires upgrading including new roofing, windows etc. The recommendation is to demolish the 1958 portion of the school as is intended by the School Division, since it is not cost effective to repair given its age and condition.

In April 2004, the School Division retained consultants to undertake a redevelopment study to explore alternatives for constructing an addition to the school on the premise that the 1958 section would be demolished. A new addition to the school was estimated to cost approximately $4m in 2003 dollars.

Recommendation:

Demolish 1958 section of the school and replace it with a new addition (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$4,320,000	Low

Updated: August 17 2005

A1010 Standard Foundations*1963

Foundations for the 1963 addition are piles.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

B1010.01 Floor Structural Frame*(Building Frame) 1968

The second floor of the 1968 addition consists of concrete topping on metal deck, supported by open web steel joists. Roof and floor loads are supported on load bearing concrete block masonry.

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

B1010.02 Structural Interior Walls Supporting Floors* 1968

The second floor of the 1968 addition is supported on load bearing concrete block masonry.

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

B1010.03 Floor Decks, Slabs, and Toppings* 1968

The second floor of the 1968 addition consists of concrete topping on metal deck and steel floor joists.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

B1010.06 Ramps: Exterior*

Handicap access ramps are cast-in-place concrete

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

B1010.07 Exterior Stairs*

Exterior stairs are cast-in-place concrete

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

B1020.01 Roof Structural Frame*1958

The roof structure of the original 1958 school consists of structural timber glu-lams supported on timber beams and columns. The School Division recommends demolishing the 1958 portion of the school as is suggested by their consultants, since it is not cost effective to repair given its age and condition.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

B1020.01 Roof Structural Frame*1963

The roof structure of the 1963 addition consists of precast concrete hollow core slabs or double tees bearing on concrete block walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

B1020.01 Roof Structural Frame*1968

The roof construction of the 1968 addition consist of metal deck and open web steel joists bearing on concrete block walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	100	DEC-04

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

1958 - Brick veneer with wood stud construction The School Division recommends demolishing the 1958 portion of the school as is suggested by their consultants, since it is not cost effective to repair given its age and condition.
19663/1968 Brick veneer and concrete block cavity wall construction

Rating	Installed	Design Life	Updated
4 - Acceptable	0	75	DEC-04

Event: The exterior walls on the south and west sides of the 1963 addition show signs of distress

Concern:
The exterior walls on the south and west sides of the 1963 addition show signs of distress - likely due to the settlement of the interior slabs and lack of proper expansion and control joints.

Recommendation:
Repair (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Repair	2007	$16,200	Low

Updated: August 17 2005

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

1958 - Original school wall construction was not confirmed however the maintenance supervisor claims that it is wood stud construction. The School Division recommends demolishing the 1958 portion of the school as is suggested by their consultants, since it is not cost effective to repair given its age and condition.

Rating	Installed	Design Life	Updated
3 - Marginal	0	100	DEC-04

B2020.01.01.01 Steel Windows*

1968 - The window systems are a site sealed double glazed frame with interior venetian blinds. These windows are generally not very efficient and several window operators were broken on the blinds. The windows were in good condition for their age and replacement is likely not warranted at this time. Due to the low window area, replacing the windows from an energy perspective is also likely not justifiable at this time however the School division is concerned with air, water leakages during rain and would like them replaced.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	35	DEC-04

Event: **1963 -1968 - Seals to approximately 90% of the windows are in poor condition and require replacement**

Concern:

Seals to approximately 90% of the windows are in poor condition and require replacement. Windows are in poor condition drafty and leaky in driving rain and beyond repair in some instances according to the School Division

Recommendation:

Replace (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Failure Replacement	2008	$70,200	Low

Updated: March 4 2005

B2030.01.10 Wood Entrance Door*

All entrance doors are wood , some with glazed panels

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

Event: Door panic hardware patched with dis-similar material

Concern:
Unsafe and compromized panic hardware

Recommendation:
Replace (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Preventative Maintenance	2007	$54,000	Medium

Updated: March 4 2005

Event: Many wood doors are in very poor condition and require replacement

Concern:
Many wood doors are in very poor condition and require replacement

Recommendation:
Replace approximately 20 doors

Type	Year	Cost	Priority
Failure Replacement	2007	$10,800	Unassigned

Updated: March 4 2005

B2030.02 Exterior Utility Doors*

There is an overhead door providing access into the Industrial Arts area

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

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

Most of the roofs have been replaced over the last three years. Only one section is still remaining. The final section has no problems with leakage and was reported to be in good condition, however given it's age of 40 years or so, replacement should be considered in the next three to five years.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	25	DEC-04

Event: 1968 - Remaining 40 year old roof is at the end of its useful life and needs to be replaced

Concern:
Remaining 40 year old roof over the two storey classroom/lab area and gymnasium is at the end of its useful life and needs to be replaced

Recommendation:
Replace roof (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Lifecycle Replacement	2008	$172,800	Low

Updated: March 4 2005

B3010.04.08 Membrane Roofing (Inverted/ Protected)*

1958 - A roof replacement was done at some point in time (likely around the same time as the window replacement - 1985) and the system was changed to an inverted roof system using Dow CT board as the insulation and ballast, however the original strammit was most likely left in place.
The roof is in very poor condition at the moment. There are plants growing out of the joints of the CT boards in many locations. Plant roots can be very damaging to a roof membrane. There was a roof leak in the late fall prompting an investigation, however the investigation was interrupted due to the cold weather. The roof is exposed in many location where the CT board was removed to examine the membrane, these areas have now filled with ice. In it's current condition, by the spring there will likely be more damage done to the roof due to exposure, and replacement would likely be recommended for the summer. The replacement should remove all the material down to the wood deck, and replace any damaged decking or structure. There is also a risk with strammit that there may be some mould growth which may require remediation and special removal procedures, this would increase the cost even further.
The School Division recommends demolishing the 1958 portion of the school as is suggested by their consultants, since it is not cost effective to repair given its age and condition.

Rating	Installed	Design Life	Updated
N/A	0	25	DEC-04

B3010.08.02 Metal Gutters and Downspouts*

1958 - metal downspouts discharge onto a grassed area east of the wing and appear to cause a problem with erosion. The School Division recommends demolishing the 1958 portion of the school as is suggested by their consultants, since it is not cost effective to repair given its age and condition.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

B3020.01 Skylights*

The skylight addition of 1996 appears to be performing adequately. No leaks were visible or reported. Snow drifting over the curb of the skylight was noted however, and this should be monitored. The formation of ice dams at the sill can cause water to leak past the sealants.

Rating	Installed	Design Life	Updated
5 - Good	0	20	DEC-04

S3 INTERIOR

C1010.01 1958 Interior Fixed Partitions*

Wood frame walls with plaster/gypsum board finish, some walls have been covered with painted plywood panelling to protect against impact damage in high traffic areas such as the 1958 South entrance vestibule. The School Division recommends demolishing the 1958 portion of the school as is suggested by their consultants, since it is not cost effective to repair given its age and condition.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

C1010.01 1963/68 Interior Fixed Partitions*

Primarily painted concrete block, Vestibules and corridor utilize a glazed block ("Spectraglaze") which has subsequently been painted

Rating	Installed	Design Life	Updated
5 - Good	0	50	DEC-04

C1010.03 Interior Operable Folding Panel Partitions*

Heavy canvas type divider within the 1968 gymnasium suspended from the structure

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

C1010.04 Interior Balustrades and Screens, Interior Railings*

Steel and wood railings at stairs and at the mezzanine in the ancillary art area

Rating	Installed	Design Life	Updated
5 - Good	0	40	DEC-04

C1010.05 Interior Windows*

Variety of window types - glazed hollow metal frames in the general office and ancillary art area, also remnant exterior windows currently encapsualted within the interior of the 1996 Cafetoriom (atrium) which was originally an outdoor courtyard but is now glazed over.

Rating	Installed	Design Life	Updated
5 - Good	0	40	DEC-04

C1020.01 1958 Interior Swinging Doors*

1958 Painted wood interior doors and wood frames. The School Division recommends demolishing the 1958 portion of the school as is suggested by their consultants, since it is not cost effective to repair given its age and condition.

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	DEC-04

Event: 1963 - 1968 Door hardware - closers etc. are in poor condition and parts are no longer available

Concern:
1963 - 1968 Door hardware - closers etc. are in poor condition and parts are no longer available - these require replacing

Recommendation:
replace damaged hardware (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Failure Replacement	2008	$43,200	Low

Updated: August 17 2005

C1020.01 1963/1968 Interior Swinging Doors*

Painted wood interior doors within wood or pressed metal frames

Rating	Installed	Design Life	Updated
5 - Good	0	40	DEC-04

C1020.02 Interior Entrance Doors*

Painted wood doors in pressed steel frames with vision panels.

Rating	Installed	Design Life	Updated
5 - Good	0	50	DEC-04

C1020.03 Interior Fire Doors*

The building is subdivided into fire compartments generally between the various building vintages and equipped with a variety of fire doors:
Swing doors are generally painted wood in pressed metal frames - there does not appear to be any labels on either doors or frames.
Painted wood fire rated doors to service, utility and storage rooms
The 1996 Cafetorium is separated from the rest of the building with metal roller shutters on fusible links
A large gravity activated metal fire door on a fusible link between the 1958 and 1963 subdivided portions of the library

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

C1030.01 Visual Display Boards*

1958 Chalkboards and tackboards built with wood batten surrounds integral to walls. The School Division recommends demolishing the 1958 portion of the school as is suggested by their consultants, since it is not cost effective to repair given its age and condition.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

C1030.02 Fabricated Compartments(Toilets/Showers)*

Metal Toilet Partitions throughout.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

C1030.05 Wall and Corner Guards*

1958 Painted plywood panels at high impact areas

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

C1030.08 Interior Identifying Devices*

1963/1968 Room name signs on doors (silkscreened)

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

C1030.10 Lockers*

(1963) - (1968) A number of locker doors, hinges and padlock tabs have been repaired to make them secure, however these lockers are at the end of their useful life and require replacement.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Replace damaged lockers.

Concern:
Damaged lockers which are at the end of their useful life need to be replaced

Recommendation:
Replace (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$70,200	Unassigned

Updated: August 17 2005

C1030.12 Storage Shelving*

Open wood storage shelving used in industrial arts area

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

C1030.14 Toilet, Bath, and Laundry Accessories*

institutional quality soap, toilet paper, paper towel dispensers in washrooms, grab bars in handicapped stalls

Rating	Installed	Design Life	Updated
5 - Good	0	20	DEC-04

C2010 Stair Construction*

Painted steel pan stairs throughout except for stage access stairs

Rating	Installed	Design Life	Updated
5 - Good	0	100	DEC-04

C2020.05 Resilient Stair Finishes*

Resilient stair treads disparate finishes and colours as replacements introduced over the years

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

C2020.08 Stair Railings and Balustrades*

1968 Stair railings are wood balusters on steel pedestal posts

Rating	Installed	Design Life	Updated
5 - Good	0	50	DEC-04

C3010.02 Wall Paneling*

(1958) Painted plywood panels in vestibules

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

C3010.03 Plaster Wall Finishes*

(1958) Metal lath and cement plaster walls above lockers and in classrooms. The School Division recommends demolishing the 1958 portion of the school as is suggested by their consultants, since it is not cost effective to repair given its age and condition.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

C3010.04 Gypsum Board Wall Finishes*

(1963) - (1968) Painted gypsum board wall finishes

Rating	Installed	Design Life	Updated
5 - Good	0	40	DEC-04

C3010.06 Tile Wall Finishes*

Wall tile finishes in student washrooms

Rating	Installed	Design Life	Updated
5 - Good	0	50	DEC-04

C3010.11 Interior Wall Painting*

All areas of the school are painted

Rating	Installed	Design Life	Updated
5 - Good	0	5	DEC-04

C3010.14 Other Wall Finishes*

Painted brick in areas of schools which was previously part of exterior wall construction Some cracking indirectly due to slab settlement.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: There are numerous locations where the slab settlement has telegraphed onto the walls and caused wall finishes to crack or buckle.

Concern:

There are numerous locations where the slab settlement has telegraphed onto the walls and caused wall finishes to crack or buckle. There is no evidence that the structural integrity of these walls have been compromised however.

Recommendation:

Finishes should be repaired (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Repair	2008	$54,000	Low

Updated: March 4 2005

C3020.01 Concrete Floor Finishes*

Utility and mechanical areas

Rating	Installed	Design Life	Updated
4 - Acceptable	0	75	DEC-04

C3020.02 Tile Floor Finishes*

Mosaic tile floor finishes in washrooms

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

C3020.02 Vinyl Asbestos Tile Floor Finishes*

(1963) Many classrooms, service and storage rooms have a vinyl asbestos tile floor finish and the School Division is requesting that these tiles be removed as they reach the end of their useful life as part of an asbestos abatement progam

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: remove vinyl asbestos tile replace appropriate flooring

Concern:
1963 - Many classrooms, service and storage rooms have a vinyl asbestos tile floor finish and the School Division is requesting that these tiles be removed as they reach the end of their useful life as part of an asbestos abatement progam

Recommendation:
remove vinyl asbestos tile replace appropriate flooring (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Hazardous Materials Abatement	2008	$218,160	Low

Updated: August 17 2005

C3020.04 Wood Flooring*

(1963) - (1968) Hardwood gym flooring

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

C3020.07 Resilient Flooring*

Resilient flooring in 1968 section of school

Rating	Installed	Design Life	Updated
5 - Good	0	20	DEC-04

C3020.08 Carpet Flooring*

Carpet in the administration and ancillary auditorium

Rating	Installed	Design Life	Updated
3 - Marginal	0	10	DEC-04

Event: Carpet in auditorium is worn

Concern:
Carpet in auditorium is worn and should be replaced

Recommendation:
replace carpet (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Failure Replacement	2007	$9,180	Low

Updated: March 4 2005

C3020.14 Other Floor Finishes*

Epoxy floor finish in the Industrial arts area and in washrooms in the 1963 - 1968 area of the school

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Epoxy flooring in Industrial arts area is chipped and deteriorating at the overhead door entrance and in the washrooms at the gymnasium

Concern:

Epoxy flooring chipped and deteriorated, School Division would like washrooms to be tiled

Recommendation:

repair deteriorated epoxy flooring in Industrial arts area and replace with tile in washrooms (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Repair	2007	$43,200	Low

Updated: March 4 2005

C3030.03 Plaster Ceiling Finishes*

Painted plaster ceiling finishes primarily limited to bulkheads etc in various parts of the school especially in the 1963 addition

Rating	Installed	Design Life	Updated
5 - Good	0	50	DEC-04

C3030.04 Gypsum Board Ceiling Finishes*

Painted Gypsum board ceiling finshes primarily limited to bulkheads especially in the 1968 addition

Rating	Installed	Design Life	Updated
5 - Good	0	50	DEC-04

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

(1963) - (1968) Suspended t-bar ceiling installed in classrooms, corridors
(1958) - 12X12 ceiling tiles on wood strapping

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	DEC-04

Event: replace discoloured or broken tiles

Concern:
Tiles in most corridors and classrooms are either discoloured or broken, approximately 10 -15% of the tiles reqiure replacing

Recommendation:
replace discoloured or broken tiles (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Failure Replacement	2006	$27,000	Low

Updated: August 17 2005

Event: replace suspended acoustic ceiling system

Concern:
Suspended acoustic ceiling system throughout the school is discolured and as significant mechanical and electrical work in the school progresses the School Division is requesting the the entire ceiling system be replaced

Recommendation:
replace suspended acoustic ceiling system (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Lifecycle Replacement	2009	$259,200	Low

Updated: August 17 2005

C3030.07 Interior Ceiling Painting*

Limited to bulkheads throughout and composite wood beams in the 1958 wing. The School Division recommends demolishing the 1958 portion of the school as is suggested by their consultants, since it is not cost effective to repair given its age and condition.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	10	DEC-04

D1010.02 Lifts*

Wheelchair lift to provide barrier free access to the second floor of the 1968 portion

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

S4 MECHANICAL

D2010.01 Water Closets*

Floor-mounted with flush valves. Appear to be from original construction and remain serviceable.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.02 Urinals*

Floor-mounted with flush tanks. Tanks are operated from a time clock. Appear to be from original construction.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.03 Lavatories*

Mounted in counters. Appear to be from original construction.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.04 Sinks*

A variety of stainless steel sinks are installed in staff areas, vocational training areas, etc. There are a combination of newer sinks and sinks from the original construction.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.05 Showers*

Showers are installed to support gymnasium activities. They appear to be from the original construction.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2010.08 Drinking Fountains / Coolers*

Drinking fountains are a combination of bubblers and refrigerated types. All appear to have been installed as part of the original construction for the respective area of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D2020.01.01 Pipes and Tubes: Domestic Water*

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

Event: Evaluate domestic water piping.

Concern:

Reportedly there are several locations where pipes have frozen in the past. There are also some general concerns regarding the condition and reliability of piping systems that have been in service for between 37 and 47 years.

Recommendation:

Retain an engineering consultant to conduct a full review and inspection of the domestic water piping. Discuss specific areas of concern with building staff and obtain available maintenance/repair records. Hire a mechanical contractor to assisst with the inspection and assessment of specific items identified. Based on the review and inspections, provide an engineering report identifying recommendations and cost estimates. This evaluation can be completed in conjunction with the drainage piping system evaluation recommended in D2030.01.

Type	Year	Cost	Priority
Study	2005	$7,560	Unassigned

Updated: March 3 2005

D2020.01.02 Valves: Domestic Water

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D2020.01.03 Piping Specialties (Backflow Preventors)*

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D2020.02.02 Plumbing Pumps: Domestic Water*

Plumbing System

Rating	Installed	Design Life	Updated
4 - Acceptable	0	20	DEC-04

D2020.02.06 Domestic Water Heaters*

New water heaters (State) installed in 1996.

Rating	Installed	Design Life	Updated
5 - Good	0	20	DEC-04

D2020.03 Water Supply Insulation*: Domestic

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D2030.01 Waste and Vent Piping*

Reportedly there are some problems with drain lines occasionally becoming blocked in some of the lab areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

Event: Evaluate sanitary drainage system.

Concern:

Reportedly some of the drain lines in the lab areas occasionally become blocked. There are some general concerns regarding the condition and reliability of systems that have been in service for between 37 and 47 years.

Recommendation:

Retain an engineering consultant to complete an over-all review and inspection of the sanitary drainage system. Discuss with building staff to identify areas of concern and obtain available repair/maintenance records. As needed, hire a plumbing contractor to assess and physically inspect specific items identified. Based on the review and inspections, provide an engineering report with recommendations and costs. This evaluation can be completed in conjunction with the evaluation recommended for domestic water piping in D2020.01.01.

Type	Year	Cost	Priority
Study	2005	$7,560	Unassigned

Updated: March 3 2005

D2040.01 Rain Water Drainage Piping Systems*

Rainwater Drainage piping

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D2040.02.04 Roof Drains*

Roof Drains

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

D3010.02 Gas Supply Systems*

Gas Supply

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

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

Two hot water boilers and circulating pumps installed in 1963. Boilers supply hot water for heating both the 1963 and 1968 area's of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

Event: Boiler's evaluation.

Concern:

The heating boilers are 42 years old. While no specific operating problems were reported, there is a concern that they may fail at any time.

Recommendation:

Retain an engineering consultant to review the existing boiler system and to hire a mechanical service contractor to fully inspect the boilers. Based on the system review, the contractor's inspection report, discussions with operating staff and any historical maintenance/repair documentation, provide an engineering report with recommendations and costs.

Type	Year	Cost	Priority
Study	2005	$10,800	Unassigned

Updated: March 3 2005

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

Chimneys

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

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

Hot Water Boiler

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3020.03 Furnaces (Portable Classrooms)

Portable classrooms are heated and ventilated utilizing conventional natural gas furnaces.

Rating	Installed	Design Life	Updated
2 - Poor	0	25	DEC-04

Event: Replace furnaces in portable classrooms.

Concern:
The furnaces installed do not meet building code requirements for outside air in classrooms.

Recommendation:
Replace all furnaces with proper ventilation systems.

Type	Year	Cost	Priority
Code Upgrade	2005	$91,800	Unassigned

Updated: March 3 2005

D3020.03.01 Furnaces*

Natural gas down-flow furnaces, originally installed in 1958 serve the south end of the school.

Rating	Installed	Design Life	Updated
2 - Poor	0	25	DEC-04

Event: Replace furnaces.

Concern:
Reportedly the existing furnaces were originally installed in 1958. Due to their configuration they are difficult to maintain. Their capacity limits the volume of outside air they can supply into the school. At 47 years old there is a concern that these units will fail at any time.

Recommendation:
Replace the furnaces with new heating and ventilating air systems.

Type	Year	Cost	Priority
Lifecycle Replacement	2005	$324,000	Unassigned

Updated: March 3 2005

D3020.03.02 Chimneys (&Comb. Air): Furnace*

Chimneys

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

D3040.01.01 Air Handling Units: Air Distribution*

Four gas-fired rooftop air handling units with mechanical cooling have been installed within the past ten years to serve the administration area, the drama area and the library computer rooms. No problems were reported.

Rating	Installed	Design Life	Updated
5 - Good	0	30	DEC-04

D3040.01.01 Air Handling Units: Air Distribution* (1968)

Constant volume indoor air handling units installed in 1968. One unit serves the gymnasium and vocational areas of the school. A second unit serves some main floor rooms and the second floor in the northwest corner. Each system includes mixed air dampers, filters, heating coil, supply fan and at least one return fan.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Evaluate 1968 air systems.

Concern:

The existing air system are 37 years old and appear to be in poor condition. It appears that the systems may not be capable of providing sufficient outside air or, supply air, to meet currently accepted standards. Balancing of air flows to/from the various spaces is reportedly a problem.

Recommendation:

Retain an engineering consultant to evaluate these air systems in detail. Hire an air balancer and a mechanical service contractor to physically inspect and test the systems, including distribution ducting. The engineering evaluation report should consider maintenance/repair reports, discussions with building staff, system design and the inspection/testing reports to reach recommendations and cost estimates.

Type	Year	Cost	Priority
Lifecycle Replacement	2005	$16,200	Unassigned

Updated: March 3 2005

D3040.01.02 Fans: Air Distribution*

Fans

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.01.03 Air Cleaning Devices:Air Distribution*

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.01.04 Ducts: Air Distribution*

Distribution

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D3040.01.05 Duct Accessories: Air Distribution*

Duct accessories

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.01.06 Air Terminal Units: Air Distribution*

Air Terminal Units

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Air Outlets/ Inlets

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D3040.03.01 Hot Water Distribution Systems*

Heating water is distributed to heating coils in the 1963 section and, to both heating coils and perimeter radiation in the 1968 section. Other than normal maintenance items, no problems with the heating water distribution system were reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	40	DEC-04

D3040.04.01 Fans*: Exhaust

Exhaust Fans

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

D3040.04.03 Ducts*: Exhaust

Exhaust Ducts

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.04.04 Ducts Accessories*: Exhaust

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3040.04.05 Air Outlets and Inlets*: Exhaust

Exhaust inlets/outlets

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3050.03 Humidifiers*

Humidification is not provided.

Rating	Installed	Design Life	Updated
2 - Poor	0	25	DEC-04

Event: Install humidification.

Concern:
Humidity control is required for the comfort and health of the people in the school.

Recommendation:
Install humidification.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2005	$81,000	Unassigned

Updated: March 3 2005

D3050.05.02 Fan Coil Units*

Hot water force flow units installed in the entrances.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3050.05.03 Finned Tube Radiation*

Installed throughout the 1968 section of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3050.05.06 Unit Heaters*

Hot water unit heaters installed in various locations.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D3050.05.07 Unit Ventilators*

Unit ventilators with hot water heating coils are installed throughout the 1963 section of the school.

Rating	Installed	Design Life	Updated
2 - Poor	0	0	DEC-04

Event: Replace unit ventilators.

Concern:
Unit ventilators can not provide the outside air or the ventilation performance required by the building code. These units are 42 years old and could fail at any time.

Recommendation:
Remove all of the unit ventilators and install proper heating and ventilation systems.

Type	Year	Cost	Priority
Lifecycle Replacement	2005	$432,000	Unassigned

Updated: March 3 2005

D3060.02.03 Pneumatic and Electric Controls*

A variety of pneumatic and electric controls are utilized. They appear to mostly be from the original construction for the given section, with some replacements throughout. These controls should be reviewed in conjunction with the evaluation recommended in 3060.02.05.

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	DEC-04

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

Andover DDC controls are installed to primarily monitor and control the central systems.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Evaluate the school's BMCS.

Concern:
The existing system is reportedly in need of a front end upgrade and appears to have limited capabilities.

Recommendation:
Retain an engineering consultant who is experienced with DDC systems to evaluate the existing school controls. The evaluation should also include all electric and pneumatic controls. As part of the evaluation, hire a controls contractor to complete physical inspections and testing of the controls components including the software. The engineering report should also consider maintenance/repair records and building staff comments.

Type	Year	Cost	Priority
Study	2005	$12,960	Unassigned

Updated: March 3 2005

D4010 Sprinklers: Fire Protection*

Installed in the Cafetorium and Library areas in 1996. The remainder of the school is not sprinklered.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D4020 Standpipes*

Fire hose cabinets are installed in the 1968 section of the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	50	DEC-04

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers are installed throughout the school.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	DEC-04

S5 ELECTRICAL

D5010.01 Main Electrical Transformers*

Epcor Transformer Located North of School

Rating	Installed	Design Life	Updated
N/A	0	40	DEC-04

D5010.03 Main Electrical Switchboards (Main Distribution)*

Main Breaker - 1969 Westinghouse 1200 Amp, 120/208 volt, 3 pole SN - Main panel Westinghouse 1200 Amp, 120/208 volt, 3 pole, 4 wire CDP - 12 E frame breakers one F frame,

Rating	Installed	Design Life	Updated
3 - Marginal	0	40	DEC-04

Event: Add breakers, surge supression and owners metering to main panel for modrernization

Concern:
Any madernization project may require new feeders to serve new loads. No surge supression ior owners metering currently nstalled.

Recommendation:
Addd breakers, surge supression and metering as required to suit modernizatrion

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$5,400	Low

Updated: March 2 2005

D5010.05 Electrical Branch Circuit Panelboards 1958*

(1958) wing - Bulldog, 100Amp and 200 Amp, 120/208 volt 3 phase , 4 wire, 18 and 42 circuit - some spaces - obsolete

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	DEC-04

Event: Demolish branch panels in 1958 wing

Concern:
Panels are obolete. If wing is demolished, there is no salvage value

Recommendation:
Dispose of panels via demolition contract

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$2,160	Low

Updated: August 17 2005

D5010.05 Electrical Branch Circuit Panelboards 1963*

Westinghouse - 120/208 volt 3 phase , 4 wire, various sizes, some spaces - obsolete.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Upgrade Westinghoues branch panels

Concern:
Some panels are full and some breakers are obsolete

Recommendation:
Add additional panels and replace obsolete breakers or replace panels

Type	Year	Cost	Priority
Preventative Maintenance	2006	$10,800	Low

Updated: March 2 2005

D5010.05 Electrical Branch Circuit Panelboards 1968*

Panel SDP - Addition - Siemans - 800 amp, 120/208 volt, 3 pole, 4 wire SDP - 19 beakers, some spaces
Banch Panels- Siemans NBLP 225 amp - 120/208 volt 3 phase , 4 wire, various sizes, some spaces
New Cutler Hammer panels in shop.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Add circcuit breakers and panels for modernized space

Concern:
Some panels will need additional breakers and some new panels may be required for incresed laods in any modernization project

Recommendation:
Add breakers and panels to suit project

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$10,800	Low

Updated: March 2 2005

D5010.07.02 Motor Starters and Accessories 1958*

Loose starteres fed off gutters , various types ancd condition - obsolete manual starters

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Demolition of motor starters in 1958 wing

Concern:
Motor starters in 1958 wing are obsolete

Recommendation:
Remove and dispose of motor starters as part of 1958 wing demolition

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$540	Low

Updated: March 2 2005

D5010.07.02 Motor Starters and Accessories 1963 and 1968*

GE starters fed off gutters

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Replace obsolete starters

Concern:
Some starters in 1963 wing are obsolete

Recommendation:
Replace obsolete starters as part of modernization

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$2,160	Unassigned

Updated: March 2 2005

D5020.01 Electrical Branch Wiring 1958*

Most wiring devices are old and need replacement. Insufficient receptacles in classrooms

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	DEC-04

Event: Demolish branch wiring in 1958 wing

Concern:
Branch wiring in 1958 wing is not salvagable if the wing is demolished

Recommendation:
Remove and dispose of branch wiring as part of 1958 wing demolition

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$10,800	Low

Updated: March 2 2005

D5020.01 Electrical Branch Wiring 1963*

Some plates damaged and need replacement. Some classrooosm have insufficeitn receptacles.

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	DEC-04

Event: Replace damaged wiring devices and plates

Concern:
Some wiring devices and plates are damaged

Recommendation:
Replace damamged wiring devices and plates

Type	Year	Cost	Priority
Repair	2007	$1,080	Low

Updated: March 2 2005

D5020.01 Electrical Branch Wiring 1968*

New wiring for compuiter room, offices, caffetorium and shops

Rating	Installed	Design Life	Updated
3 - Marginal	0	50	DEC-04

Event: Revisions to branch wiring as part of modernization

Concern:
Additional loads or revised space will need branch wiring revisions

Recommendation:
Revise wiring as required by modernization

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$10,800	Low

Updated: March 2 2005

D5020.02.02.01 Interior Incandescent Fixtures 1958*

Recessed square pot lights in entrance lobbies

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Demolish incandescent fixtures in 1958 wing

Concern:
Incandescent fixtures in 1958 wing are obsolete

Recommendation:
Remove and dispose oif fixtures in 1958 wing during modernization

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$216	Low

Updated: March 2 2005

D5020.02.02.01 Interior Incandescent Fixtures 1963 and 1968*

Some wall brackets in washroom entries

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Replace incandescent fixtures in 1963 adb 1968 wings

Concern:
Inefficient incandescent fiztures

Recommendation:
Replace incandescent fixtures with compact fluorescent

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2007	$2,160	Low

Updated: March 2 2005

D5020.02.02.02 Interior Florescent Fixtures 1958 wing*

(1958) wing
Corridors - surface 4 lamp T12 wraparound - 16' to18' centers - marginal condition.
Classrooms - suspended 3 lamp T12 wraparound - 2 rows per classroom - marginal condition

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Demolish fluorescent lighting in 1958 wing

Concern:
Exisitng lighitng uses obsolete T12 lamps and magnetic ballasts. Many diffusers are yellowed or damaged. No salvage value if 1958 wing is demolished

Recommendation:
Demolish lighting as part of demolition of 1958 wing

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$10,800	Low

Updated: August 17 2005

D5020.02.02.02 Interior Florescent Fixtures 1963 and 1968 wings*

(1963) and (1968) wings
Teachers lounge - 2 lamp T 12 suspended blade louvre - acceptable condition
Library - 2 lamp T12 open surface - poor condition
Corridors - wraparounds mixed K12 and opal - T12 lamps - marginal condition
Gym - 2 lamp T12 strips c/w wire guard - god condition.
Computer Room - recessed 2x4 - 4 lamp T12 with parabolic lenses - marginal condition
Classrooms - mostly 2x4 troffers - 2 and 4 lamp T12 marginal condition.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Upgrade fluorescent lighting

Concern:
Existing lighting is inefficent as most uses obsolete T12 lamps and magnetic ballasts

Recommendation:
Upgrade lighting to new T8 and T5 lamps with electronic ballasts. REplace luminres wher diffusesrs are damaged or yellowed. Revise lighting to more suitabel levels where under or over lit.

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2007	$216,000	Low

Updated: August 17 2005

D5020.02.02.03 Interior Metal Halide Fixture*

Cafetorium has suspended decorative metal halide with glass diffusers and remote ballasts

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

D5020.02.03 Emergency Lighting*

Variety of battery pack manufactures and vintages - some remote heads are surface mount, some recessed.
Exit signs are a variety of types. Some have retrofit kits, some are damaged. 1958 wing are obsolete.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Replace all exit lighting and signage

Concern:
Variety of exit signs and lights. Many are obsolete and not energy efficient. Some are damaged

Recommendation:
Replace all exit lgihtng and signage as part of a lighting upgrade. Demolish exit lighting and signage in 1958 wing

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2007	$10,800	Low

Updated: March 2 2005

D5020.02.05 Special Purpose Lighting*

Theatre has theatrical lighting system with patch panel and dimmers

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

D5020.03.01.01 Exterior Incandescent Fixtures*

Some recessed square pots at some entrances, diffusers intact

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Replace exterior incandescent fixtures

Concern:
Existing fixtures are obsolete and inefficient

Recommendation:
Replace fixtures as part of lighting upgrade

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2007	$2,160	Low

Updated: March 2 2005

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Some wall packs at entrances. Three roof mounted floods for parking. Wall packs on north side are redundant.

Rating	Installed	Design Life	Updated
3 - Marginal	0	30	DEC-04

Event: Upgrade exterior lighitng

Concern:
Inefficient and redundant exterior lighting

Recommendation:
Remove redundant lighting and upgrade remainder to cutoff style with lower lamp wattages

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2007	$5,400	Low

Updated: March 2 2005

D5020.03.02 Lighting Accessories (Lighting Controls)*

No centralized exterior lighting controls except for entrances. Others have individual photocells.

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	DEC-04

Event: Add centralized exterior lighting controls

Concern:
No centralized exterior lighting control.

Recommendation:
Add centralized exterior lighting control consiting of time colock and photocell and connection to BMCS system

Type	Year	Cost	Priority
Energy Efficiency Upgrade	2007	$1,080	Unassigned

Updated: March 2 2005

D5030.01 Detection and Alarm Fire Alarm*

Simplex 4005, 30 zone panel c.w LED annunciator in entrance vestibule. Annual test August 19/04. Addition has strobes, otherwise all are 10" bells without strobes

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	DEC-04

Event: Upgrade Fire Alarm System

Concern:
There are no strobes for fire alarm signals

Recommendation:
Add strobes to fire alarm signals

Type	Year	Cost	Priority
Code Upgrade	2007	$5,400	Medium

Updated: March 2 2005

D5030.02.01 Door Answering*

Single door bell at NE entry interfaced with paging system

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5030.02.02 Intrusion Detection*

DSC security system - older style motion sensors throughout

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	DEC-04

Event: Upgrade motion detection adn security panel

Concern:
Existing motion detectos and securiy panel are obsolete

Recommendation:
Upgrade security panel and motin sensors to current products

Type	Year	Cost	Priority
Lifecycle Replacement	2007	$5,400	Low

Updated: March 2 2005

D5030.02.04 Video Surveillance*

Securtiy cameras located at various entrance snad corrridor intersections.

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5030.03 Clock and Program Systems*

Central clock with distributed digital clocks throughout

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5030.04.01 Telephone Systems*

NEC/nitsuka telephone system, 7 lines 100 locals, variety of handsets, used for intercom

Rating	Installed	Design Life	Updated
3 - Marginal	0	25	DEC-04

Event: Upgrade Telephone System

Concern:
Exisign system is obsolete

Recommendation:
Upgrade telephone system to modern small digital PABX c/w voiec mail, auto attendant and homework hot line

Type	Year	Cost	Priority
Program Functional Upgrade	2007	$32,400	Low

Updated: March 2 2005

D5030.04.02 Paging Systems*

Local Gymnasium sound system - Sound system in Theater.

Rating	Installed	Design Life	Updated
5 - Good	0	25	DEC-04

D5030.04.04 Data Systems*

Category 5e cablel throughout. Local patch panels with hubs in various locations and main patch in Server room. No wire management in corridor ceilings

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Add raceway for low tension cable

Concern:
Cabel is strung loosly in ceilings

Recommendation:
Add cabel tray for voice, data, paging and security cable

Type	Year	Cost	Priority
Program Functional Upgrade	2005	$16,200	Unassigned

Updated: August 17 2005

D5030.04.05 Local Area Network Systems*

3 com hubs with fibe optic dristribution to hubs from server room

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

D5030.05 Public Address and Music Systems*

Petcom 2200 mixer , Audio Pro Amplifier, Electron FM tuner - 75 zone switch panel, classroom call and privacy switches throughout, no classroom handsests as telephone is used for intercom

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

D5030.06 Television Systems*

CCTV system thorughout with TVs and VCRs suspended in classrooms - TVs and VCRs are older models.

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.03 Theater and Stage Equipment*

Props, stage curtains in ancillary auditorium and gymnasium

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E1020.07 Laboratory Equipment*

1968 Lab sinks, fume hoods and various portable equipment for chemistry, physics and biology experiments

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E1030.01 Vehicle Service Equipment*

Four post hoist in Industrial Arts area

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E1090.02 Solid Waste Handling Equipment*

Commercial steel garbage bins at North area of building

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E1090.03 Food Service Equipment*

Servery area contains commercial stove, fridge, coolers and sinks

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E1090.04 Residential Equipment*

(1968) addition - stoves, fridges, dishwasher, washer, dryer microwaves in home economics area

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Gymnasium was being used for exams - equipment was not readily observable/accessible for evaluation

Rating	Installed	Design Life	Updated
N/A	0	0	DEC-04

E2010.02.05 Educational Facility Casework*

(1968) Addition - Recently ugraded with new clear finished birch cabinets, european hinges and laminate countertops in Home Economics, and all labs

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E2010.02.07 Kitchen Casework*

Servery equipped with institutional quality casework

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E2010.02.08 Laboratory Casework*

(1968) addition - recently upgraded with new clearfinish birch cabinets and acid resistant laminate countertops

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E2010.02.09 Library Casework*

Painted wood bookshelves

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E2010.02.99 Other Casework*

(1958) - Reception counter in General Office area
(1968) - Large display case across from Office area to house trophies etc.
(1963) - unfinished wood shelving in Industrial Arts area

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

E2010.03.01 Blinds*

(1968) - Blinds (venetian) integrated into window glazing

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E2010.03.06 Curtains and Drapes*

Gymnasium divider curtain - heavy canvas
Blackout drapes in Auditorium

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

E2020 Moveable Furnishings*

Student desks and chairs throughout including computer rooms in good condition

Rating	Installed	Design Life	Updated
5 - Good	0	0	DEC-04

F1010.02.04 Portable and Mobile Buildings

Wood Frame construction on wood sleepers, sloped roofs. Interiors include vinyl tile floor finishes and suspended tee-bar ceilings.

Equipped with individual furnaces - no cooling

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

F1010.02.05 Grandstands and Bleachers*

Portable bleachers in Gymnasiunm were not accessible/observable due to exam setup in this area

Rating	Installed	Design Life	Updated
N/A	0	0	DEC-04

F1030.05 Other Special Construction Systems*

(1996) - The Cafetorium (atrium) is roofed with a glazed aluminum system

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

F2020.01 Asbestos*

A hazardous materials survey was not available - however the 1958 wing still has the original 9"X9" VAT which is most likely asbestos laden

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

Event: Conduct a hazardous materials survey/study

Concern:
Conduct a hazardous materials survey to ascertain the level of hazardous materials within the school

Recommendation:
undertake survey/study

Type	Year	Cost	Priority
Study	2006	$5,400	Low

Updated: March 4 2005

Facility Details

Building Name: St. Francis Xavier Catholic H
Address:
Location: Edmonton

Building Id: S3299
Gross Area (sq. m): 0.00
Replacement Cost: $0
Construction Year: 0

Evaluation Details

Evaluation Company:
Evaluation Date:
Evaluator Name:

Total Maintenance Events Next 5 years: **$397,764**
5 year Facility Condition Index (FCI): **0%**

General Summary:

With the exception of the grassed area and retaining wall east of the building, site conditions are good. The site is too small for a school of this size. Many activities are conducted off -site because the on-site facilities are inadequate.
There are two parking lots currently utilized by the school - one on the south side which is off-site and belongs to the community swimming pool and serves as a fire lane access - the other on the north side of the school. Both lots are accessed from 163rd Street however there is only one on-site vehicle and pedestrian access point, that being the parking lot to the North of the 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.

S1 STRUCTURAL

A1010 Standard Foundations*

Evidence of sub-soil problems.There is little evidence of sub-soil problems on the exterior of the building. The one exception to this is the pending collapse of the retaining wall at the east property line. With the amount of settlement happening inside the building, one would expect the grade beams to be spalling and the brick veneer to be cracking. There is only minor evidence of grade beam stress on the west side of the original (1958) section of the building as shown by Photo No. 24.

Rating	Installed	Design Life	Updated
N/A	0	0	

S7 SITE

G2010 Roadways

There are no on-site bus lanes or passenger drop off areas. The west curb of 163rd Street is used for this purpose.
Fire vehicles can access the entire perimeter of the building. The East elevation flanks 163rd Street. The South elevation is accessible from the parking lot of the community swimming pool.
The North elevation is accessible from the on-site staff and student parking lot. The West elevation is accessible from the vehicle service road which leads from the western end of the on-site staff and student parking lot.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2010.02.02 Flexible Pavement Roadway (Asphalt)*

Surfacing of on-site road networkThe on-site students and staff parking lot has an asphalt surface. The lot is served by two internal catch basins. The lot is accessible from 163 Street.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2010.05 Roadway Curbs and Gutters*

The on-site parking lot is accessed by a curb cut from 163rd Street and provides access to an unpaved driveway leading to the Industrial arts area.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Unpaved Driveway from on-site parking to the Industrial arts area is in very poor condition and needs to be paved

Concern:

Unpaved Driveway from on-site parking to the Industrial arts area is in very poor condition and needs to be paved

Recommendation:

Provide acceptable sub-base and pave (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Failure Replacement	2007	$21,600	Low

Updated: March 2 2005

G2020 Parking Lots

Surfacing and drainage of parking lots
The on-site parking lot located to the north of the school and accessed from 163rd Street has an asphalt surface and is served by two catch basins. There are no surface drainage concerns.
There are approximately 70 on-site parking stalls for staff and students. There is one designated parking stall for disabled persons on this lot

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Garbage bins at on-site parking lot egress from 163rd street restrict visibility for pedestrians and oncoming traffic.

Concern:
Garbage bins at on-site parking lot egress from 163rd street restrict visibility for pedestrians and oncoming traffic.

Recommendation:
Modify and or relocate (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2006	$5,400	Low

Updated: March 2 2005

Event: Number of parking stalls is inadequate, there are generally 15 cars parked on mediana and grass on a normal school day. There is no visitor parking and students park on off-site adjacent city lot.

Concern:
Number of parking stalls is inadequate, there are generally 15 cars parked on mediana and grass on a normal school day. There is no visitor parking and students park on off-site adjacent city lot.

Recommendation:
Add 30 parking stalls (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Operating Efficiency Upgrade	2008	$32,400	Low

Updated: March 2 2005

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

Surfacing of on-site road network
The on-site students and staff parking lot has an asphalt surface. The lot is served by two internal catch basins. The lot is accessible from 163 Street.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: The on-site parking lot asphalt paving has deteriorated and is beyond repair, it needs to be replaced

Concern:
The on-site parking lot asphalt paving has deteriorated and is beyond repair, it needs to be replaced

Recommendation:
replace base and asphalt approximately 2055m2

Type	Year	Cost	Priority
Failure Replacement	2007	$129,600	Low

Updated: March 2 2005

G2020.05 Parking Lot Curbs and Gutters*

There is a curb cut at the on-site parking lot designated stall for disabled persons at the north-east corner of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.02 Parking Bumpers*

Precast concrete parking bumpers at stalls on North on-site parking

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2020.06.04 Pavement Markings*

Owing to recent snowfall and ice accumulation pavement markings could not be observed

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2030 Pedestrian Paving

Surfacing and drainage of sidewalks. Sidewalks on the site have good drainage with the exception of the walk north of the building. The site should be re-graded in this area and the sidewalk re-constructed.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: The site should be re-graded in this area and the sidewalk re-constructed

Concern:
Sidewalk is cracked, broken and has settled unevenly resulting in a tripping hazard and icing

Recommendation:
The site should be re-graded in this area and the sidewalk re-constructed. (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Failure Replacement	2007	$8,100	Medium

Updated: March 2 2005

G2030.04 Rigid Pedestrian Pavement (Concrete)*

Safety and security concerns due to site conditionsThe sidewalk along the north side of the building ices up badly. The condition of this sidewalk makes walking in this area treacherous. This walkway is situated between the parking lot and a primary building entrance and, as a result handles a lot of pedestrian traffic.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: North pedestrian pavement ices up badly due to settlement

Concern:
North pedestrian pavement ices up badly due to settlement

Recommendation:
Regrade and replace pavement

Type	Year	Cost	Priority
Failure Replacement	2007	$10,800	Low

Updated: March 2 2005

G2030.06 Exterior Steps and Ramps*

Concrete steps at south and north entrances to school

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040 Site Development

Site acccessories.
Perimeter fencing is in good condition everywhere except along the east property line. At this location there is a steel post and rail fence on top of a brick veneered retaining wall. The retaining wall is leaning over the City Of Edmonton sidewalk along the entire length of the east property line and is failing structurally.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.02 Fences and Gates*

Perimeter fencing is in good condition except along the east property line, which consists of a steel post and rail fence mounted on top of a leaning brick veneered retaining wall. The retaining wall needs to be replaced however this wall is part of the 1958 section, which the School Division recommends demolishing as suggested by their consultants, since it is not cost effective to repair given its age and condition.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

G2040.03 Athletic and Recreational Surfaces*

There is a football field, two soccer fields and also a baseball/fastball diamond on-site to the west of the school.

Rating	Installed	Design Life	Updated
5 - Good	0	0	

G2040.06 Exterior Signs*

Building identification signage is located at the 1963 East and 1968 Northeast entrances. Both signs are visible to traffic along 163rd Street

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2040.11 Retaining Walls*

There is no evidence of sub-soil problems on the exterior of the bulding except for the imminent collapse of the retaining wall at the east property line flanking 163rd Street.

Rating	Installed	Design Life	Updated
2 - Poor	0	0	

Event: Imminent collapse of retaining wall

Concern:
Imminent collapse of retaining wall

Recommendation:
replace retaining wall. (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Failure Replacement	2006	$162,000	Low

Updated: March 2 2005

G2050 Landscaping

Site landscaping is in fairly good condition with the exception of the lawn between the building and the east property line. This is in poor condition, probably due to the movement it is experiencing as the retaining wall at the east property line is collapsing.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Replace lawn between the building and the east property line

Concern:
Site landscaping is in fairly good condition with the exception of the lawn between the building and the east property line. This is in poor condition,

Recommendation:
Replace lawn (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Failure Replacement	2005	$8,208	Low

Updated: March 2 2005

G2050.01 Irrigation Systems*

Exterior plumbing systems (i.e., irrigation systems, hose bibs).Hose bibbs (total of 10) in good condition

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.04 Lawns and Grasses*

Site was under snow cover and lawns could not be evaluated

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G2050.05 Trees, Plants and Ground Covers*

Site landscaping is in fairly good condition with the exception of the lawn between the bulding and the east property line (information derived from Kasian Kennedy report of 12/6/2000)

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3010.02 Site Domestic Water Distribution*

Domestic water supply
1958: Municipal water complete with backflow/no insulation
1963/1968: Extended from 1958 addition.
City water supply is a combined service in that it supplies water for domestic uses and fire protection systems.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3020.01 Sanitary Sewage Collection*

The school's sanitary sewer is connected into the City's collection system installed east of the school under 163rd Street. No problems were reported with this system.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G3030.01 Storm Water Collection*

Surface drainage conditions.Surface drainage conditions at the site are marginal. There is little or no positive slope away from the entire north side of the building. The area east of the building is constantly shifting and changing the drainage flow as a result. Downspouts from the roof surface discharge into this grassed area causing erosion problems.

Site storm water is collected utilizing a series of catch basins. Internal building roof drains are piped together and exit from the school on the north end where they connect into the catch basin system. These are tied into the City's collection system along 163rd Street. No problems with this system were reported.

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	

Event: Regrade the North and East sides of the building as part of the parking lot replacement

Concern:

Surface drainage conditions at the site are marginal. There is little or no positive slope away from the entire north side of the building. The area east of the building is constantly shifting and changing the drainage flow as a result.

Recommendation:

Regrade as part of the parking lot replacement

Type	Year	Cost	Priority
Preventative Maintenance	2007	$41,040	Low

Updated: March 2 2005

G3060.01 Gas Distribution*

Natural gas is supplied from ATCO gas' distribution system installed adjacent to 163rd Street. The gas meter room is located in the northeast corner of the school. No problems with this system were reported.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4010.04 Car Plugs-ins*

Vehicle plug-ins (i.e., number, capacity, condition). 31 plug-ins complete with exterior panel 1 damaged post Time clock control

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

G4020 Site Lighting

Site and building exterior lighting. Building mounted. Adequate, no concerns

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	

S8 FUNCTIONAL ASSESSMENT

K1010 Site Location & Access

Bus Lanes/drop-off areasThere are no on-site bus lanes or bus passenger drop-off areas. The west curb of 163 Street is used for this purpose. There are no evident problems with this system.

Rating	Installed	Design Life	Updated
N/A	0	0	

K1010 Site Location & Access

Fire vehicle accessFire vehicles can gain access to the entire perimeter of the building. The east elevation is accessible from 163 Street. The south elevation is accessible from the parking lot of the community swimming pool to the south. The north elevation is accessible from the staff and student parking lot to the north of the building. The west elevation is accessible from the vehicle service road which leads from the west end of the staff / student parking lot at the north end of the site.

Rating	Installed	Design Life	Updated
N/A	0	0	

K1020 Site Circulation & Services

Vehicular and pedestrian access points.There is only on on-site vehicular and pedestrian access point, that being the parking lot to the north of the building. This seems to function in an acceptable manner.

Rating	Installed	Design Life	Updated
N/A	0	0	

K1020 Site Circulation & Services

Overall site size.The site is too small for a school of this size. Many activities are conducted off-site because the on-site facilities are inadequate.

Rating	Installed	Design Life	Updated
N/A	0	0	

K1020 Site Circulation & Services

Number of parking spaces for staff, students and visitors.There are approximately 70 on-site parking stalls for staff and students north of the school building. There is one designated parking stall for disabled persons in this lot.

Rating	Installed	Design Life	Updated
N/A	0	0	

K1020 Site Circulation & Services

Layout and safety of parking lots.There are no layout or safety concerns with the on-site parking lot.

Rating	Installed	Design Life	Updated
N/A	0	0	

K1020 Site Circulation & Services

Layout and safety of sidewalks.The layout of sidewalks on the site is acceptable. Sidewalks to the east of the building are in poor condition and should be replaced along with the retaining wall. The sidewalk north of the building is cracked and broken and should be replaced.

Rating	Installed	Design Life	Updated
N/A	0	0	

Event: Replace the sidewalks to the east and to the north of the building.

Concern:

The layout of sidewalks on the site is acceptable. Sidewalks to the east of the building are in poor condition and should be replaced along with the retaining wall. The sidewalk north of the building is cracked and broken and should be replaced.

Recommendation:

Replace the sidewalks to the east and to the north of the building.

Type	Year	Cost	Priority
Failure Replacement	2005	$16,416	Unassigned

Updated: March 3 2004

K4010 Barrier Free Access

Curb cuts and ramps for barrier free access.There is a curb cut at the parking stall for disabled persons at the north east corner of the building. This entrance and the entrance west of the gymnasium are wheelchair accessible.

Rating	Installed	Design Life	Updated
N/A	0	0	

S8 FUNCTIONAL ASSESSMENT

K20 Program Planning Issues (Storage/millwork)

Lack of storage space in most classrooms is a concern to the School Division

Rating	Installed	Design Life	Updated
N/A	0	0	DEC-04

Event: **Lack of storage space in most classrooms is a concern to the School Division**

Concern:

Lack of storage space in most classrooms is a concern to the School Division

Recommendation:

Add appropriate storage units or millwork (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Program Functional Upgrade	2008	$124,200	Low

Updated: March 4 2005

K40 Current Code Issues

(1958) - This portion of the school is essentially a wood frame structure and is not sprinklered.
The 1958 and 1963 portions of the school are of combustible construction and presents a fire hazard.
Each phase of building construction is separated from adjacent sections by a glazed fire separation which appears to have no fire resistance rating. These assemblies have solid wood core doors with closers within pressed steel frames.
The doors and doorframes throughout the facility are not labeled

A code analysis study should be undertaken to ascertain the level of remedial action need to mitigate risk to staff and students

Rating	Installed	Design Life	Updated
3 - Marginal	0	0	DEC-04

Event: Complete a fire and safety code analysis of the facility

Concern:
The 1958 and 1963 portion of the school is essentially a wood frame structure without any rated assemblies.

Recommendation:
Complete a fire and safety code analysis of the facility to identify the scope of upgrading required to make this building safe during a fire

Type	Year	Cost	Priority
Study	2007	$8,100	High

Updated: August 17 2005

Event: Fire doors are currently wedged open between fire separations

Concern:
Fire doors are currently wedged open between fire separations compromising fire safety within the building

Recommendation:
Replace with magnetic hold open devices tied to the fire alarm system (per Kasian Kennedy Report dated October 3, 2000)

Type	Year	Cost	Priority
Code Upgrade	2007	$5,400	High

Updated: August 17 2005

K4010.01 Barrier Free Route: Parking to Entrance

Barrier free access to the building is only available from the North on-site parking lot.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

K4010.02 Barrier Free Entrances

(1968) - Handicapped entrance is accomodated through the North Entrance, which is in close proximity to the wheelchair lift to the second storey labs/classrooms

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

K4010.03 Barrier Free Interior Circulation

Most areas of the school are accessible except for the two storey infill area above the library and the mezzanine over the ancillary art area - 1968 addition

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04

K4010.04 Barrier Free Washrooms

Barrier free washrooms are provided within the facility

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	DEC-04