

# **RECAPP Facility Evaluation Report**

**Edmonton RCSSD #7**



**St. Stanislaus Catholic Elementary School**

B3328A  
Edmonton

**Facility Details**

**Building Name:** St. Stanislaus Catholic Elem  
**Address:** 3855 - 114 Street  
**Location:** Edmonton

**Building Id:** B3328A  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$4,246,482  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Stephens Kozak Carr and Brown  
**Evaluation Date:** November 4 2005  
**Evaluator Name:** Mr. Eric Lumley

**Total Maintenance Events Next 5 years:** **\$613,645**  
**5 year Facility Condition Index (FCI):** **14.45%**

**General Summary:**

The school was constructed in two phases:  
 1967 - 1908 sq.m.  
 1968 - 828 sq.m.

The facility has a concrete floor with concrete block walls, some demountable partitions, VAT and VCT throughout, T-bar ceilings and a variety of shelving and millwork base cabinets. The roof was replaced in 1989 and the windows in 1997. The roof structure is glulam beams and a wood deck. The building is generally in acceptable condition. There are three portable classrooms, one was added in 2004 and two were added in 2005.

**Structural Summary:**

The structure is concrete slab-on-grade. Concrete grade beams and skin friction piles. The walls are concrete loadbearing block. The roof is glulam beams and a wood deck. There is minor movement in the slab-on-grade along the east face of the building. The structure is generally in good condition.

**Envelope Summary:**

The building exterior is facing brick with a galvanized metal cap flashing/fascia, steel windows (replaced in 1997) and wood doors in metal frames. The gymnasium has a feature wall on the west face of precast concrete panels with exposed rock finish, and a painted concrete block exterior on the east face. There is prefinished profiled metal siding above and below the windows. There is a tar and gravel roof which was replaced in 1989. The envelope is generally in acceptable condition.

**Interior Summary:**

The building interior is painted concrete block walls, with some areas of painted drywall demountable partitions. The doors are painted wood in steel frames. There is a T-bar ceiling system throughout, except for the gym which is 12 x 12 painted ceiling tiles. The gym has a parquet floor. The washrooms and entrances have ceramic mosaic floor tile. The washrooms have ceramic wall tile finish and metal prefinished toilet partitions. There is a variety of millwork shelving units and base cabinets. The interior is generally in acceptable condition except for some carpeting and sections of T-bar ceilings.

**Mechanical Summary:**

Original school built in 1966 with addition in 1967. Heating consists of two (2) cast iron natural draft boilers, circulation pumps, distribution piping to heating elements. Three (3) built up low velocity air systems provide ventilation. Controls are pneumatic Andover BMCS installed. Exhaust fans expel foul odors. Plumbing fixtures and brass are commercial quality. Fire protection consists of wet standpipe, fire hose cabinets, fire extinguishers.

Items found during review which should be addressed are:

- Install handicap fixtures and brass.
- Install new heating plant.
- Install humidification.
- Install ventilation in rooms where deficient.
- Install packaged rooftop units.
- Upgrade building exhaust.
- Install air conditioning in computer room.
- Install air conditioning in server room.
- Upgrade control panels.
- Replace air terminal units.

Mechanical systems and components are in marginal condition.

**Electrical Summary:**

In general, the electrical systems are acceptable with the exception of those listed as marginal. The marginal components are as follows and should be considered for upgrading.

- Install TVSS unit on main distribution panel.
- Upgrade feeder and breaker to west MCC.
- Upgrade branch circuit panelboards.
- Increase number of circuits and receptacles in instructional spaces.
- Provide new light fixtures with T8 lamps/ballasts.
- Provide new EXIT lights with LED lamps and tie into battery packs.
- Provide additional emergency lighting units.
- Replace sound system with microprocessor type.

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

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

Concrete grade beams and piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

**A1030 Slab on Grade\***

Concrete slab-on-grade throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	100	NOV-05

**Event:** Mudjack sections of slab-on-grade floor slab.

**Concern:**

The slab-on-grade at the west end of the school is settling.

**Recommendation:**

Mudjack floor slab to re-level it.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$10,700	Low

*Updated: February 17 2006*

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

Mechanical room is in a basement. Walls are poured in place concrete with a parging finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

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

Stage is wood flooring on wood framed stub walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

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

Glulam beams on loadbearing concrete block walls. Wood roof decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	NOV-05

**B1020.04 Canopies\***

Wood decking on cantilvered wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

**B1020.06 Roof Construction Fireproofing\***

Building is compartmentalized to allow combustible heavy timber roof construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

**S2 ENVELOPE****B2010.01.01 Precast Concrete: Exterior Wall Skin\***

Precast panels with large exposed stone aggregate finish to west face of gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	75	NOV-05

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

Facing brick exterior wall finish throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	NOV-05

**B2010.01.02.02 Concrete Block: Ext. Wall Skin\***

Painted concrete block to east face of gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	NOV-05

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

Vertical profiled metal siding above and below windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	40	NOV-05

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

Caulked vertical expansion joint.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	75	NOV-05

**Event: Recaulk brick expansion joints.****Concern:**

Caulk in expansion joints is drying out and cracking, continued deterioration may allow water infiltration.

**Recommendation:**

Rake out old caulk in expansion joints and recaulk.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$2,140	Low

*Updated: February 17 2006*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
N/A	0	100	NOV-05

**B2010.09 Exterior Soffits\***

Painted wood decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	NOV-05

**B2020.01.01.01 Steel Windows (Glass & Frame)\*\***

Prefinished steel windows installed in 1997.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	NOV-05

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

Entrances have wood doors and sidelights in steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	15	NOV-05

**Event:** **Replace wood exterior doors with insulated hollow metal doors.**

**Concern:**

Wood doors are deteriorating and provide little insulation value.

**Recommendation:**

Replace wood exterior doors with insulated hollow metal doors.  
18 doors required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$19,260	Medium

*Updated: February 17 2006*

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

Tar and gravel roofing replaced in 1989.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

**Event:** **Replace BUR roofing with 2 ply SBS roofing.**

**Concern:**

Lifecycle replacement in 2016.

**Recommendation:**

Replace BUR with 2 ply SBS roofing. 2736 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$428,000	Medium

*Updated: February 17 2006*

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

Roof hatch from mechanical room. Vertical metal ladder.

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

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

Concrete block, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	NOV-05

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

The library, music room and daycare classroom, as well as some coats areas are demountable drywall partitions with battens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

**C1010.05 Interior Windows\***

Georgian wired glass in wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

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

Penetrations in fire rated partitions need firestopping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	50	NOV-05

**Event: Firestop penetrations through fire rated partitions.****Concern:**

Penetrations through fire rated partitions in storage rooms and mechanical rooms lack firestopping.

**Recommendation:**

Firestop penetrations through fire rated partitions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2007	\$535	Medium

*Updated: February 17 2006*

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

Wood doors in steel frames. Door locksets are typically worn and difficult to operate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	NOV-05

**Event:** Replace door locksets.

**Concern:**

Most of the locksets are worn and problematic.

**Recommendation:**

Replace door locksets. 38 locksets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$17,120	High

*Updated: February 17 2006*

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

Wood doors in storage rooms are not fire rated. Fire rated doors and sliding door in building compartmentalization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	50	NOV-05

**Event:** Provide fire rated doors to storage rooms.

**Concern:**

Storage room doors are not fire rated.

**Recommendation:**

Provide fire rated storage room and doors. 10 doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$10,700	Low

*Updated: February 17 2006*

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

Combination of whiteboard, chalkboard and tackboard throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	NOV-05

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

Pre-finished metal toilet partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	NOV-05

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

Door mounted inscribed plastic laminate room names and teacher signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	NOV-05



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

10 double tier freestanding metal lockers on stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

**C1030.12 Storage Shelving\***

Millwork shelving units in storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	NOV-05

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

Miscellaneous washroom accessories throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	NOV-05

**C2010 Stair Construction\***

Steel grating stair treads on steel channel stringers to mechanical basement level. Wood stairs and stringers to stage stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	NOV-05

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

Resilient sheet stair treads and nosings to stage stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	20	NOV-05

**Event: Replace stair treads and nosings to stage stairs.**

**Concern:**

Stair treads and nosings are broken.

**Recommendation:**

Provide VCT treads and moulded rubber nosings to stage stairs.  
8 treads.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$1,712	Medium

*Updated: February 17 2006*

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

Pipe rail handrail to mechanical room stair. Moulded PVC handrail to stage stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	NOV-05

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

Gypsum board wall finish to gym storage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

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

Ceramic wall tile to washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-05

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

No acoustic wall treatment in gymnasium. No acoustic isolation for music room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	20	NOV-05

**Event:** Provide acoustic treatment to gymnasium walls.

**Concern:**

No acoustic treatment to gymnasium. Very poor acoustics.

**Recommendation:**

Install Tectum acoustic panels to wall surfaces.400 M sq

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$12,840	Medium

*Updated: February 17 2006*

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

Painted concrete block and demountable drywall partitions.

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

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

VCT and VAT throughout corridors and in most classrooms. Ceramic mosaic floor tile in washrooms and at entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

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

Wood strip flooring on stage. Granwood parquet flooring in gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	NOV-05

**Event:** Provide resilient wood flooring in gymnasium.

**Concern:**

Parquet flooring is prone to producing shin splints and angle injuries.

**Recommendation:**

Provide resilient wood flooring to gymnasium. approx. 220sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$53,500	Medium

*Updated: February 17 2006*

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

Approximately 20% of the classrooms have carpet.

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

**Event:** Replace carpeting in two classrooms.

**Concern:**

Carpeting in two classrooms is deteriorated, with worn areas.

**Recommendation:**

Replace carpet in two classrooms. 160 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$12,840	Low

*Updated: February 17 2006*

**C3020.11 Floor Painting**

Painted concrete slab in mechanical room.

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

**C3030.02 Ceiling Paneling (Wood)\***

Exposed wood decking in mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	25	NOV-05

**Event:** Clad exposed wood ceiling finish in mechanical rooms with gypsum board.

**Concern:**

Exposed wood ceilings in mechanical rooms present a fire hazard.

**Recommendation:**

Cover the wood decking with gypsum board. 100 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$5,350	Medium

*Updated: February 17 2006*

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

Gypsum board ceiling finish in gym storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-05

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

T-bar ceiling system throughout, except for gymnasium and stage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	NOV-05

**Event:** Replace 800 sq.m. of ceiling tile.

**Concern:**

T-bar ceilings have damaged, stained and poorly fitting tiles.

**Recommendation:**

Replace 800 sq.m. of ceiling tile.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$32,100	Medium

*Updated: February 17 2006*

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

Painted drywall ceilings in gym storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	NOV-05

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

Floor mounted, flush tank and flush valve, elongated, open front.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

**D2010.02 Urinals\*\***

Floor mounted, flush tank and flush valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

**D2010.03 Lavatories\*\***

Wall hung vitreous china, porcelain on steel countertop, on/off brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

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

Stainless steel countertop, swing spout, on/off brass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

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

Wall hung, vitreous china and plastic, non refrigerated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

**D2010.09 Other Plumbing Fixtures\*\* H/C**

Handicap fixtures.

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

**Event: Install handicap fixtures and brass.****Concern:**

No handicap fixtures.

**Recommendation:**

Install handicap fixtures and brass.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2007	\$32,100	Medium

Updated: February 17 2006

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

Floor mounted janitor sinks complete with vacuum breakers.

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

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

Laundry sink complete with solids interceptor.

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

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

Copper piping and fittings.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	40	NOV-05

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

Backflow preventor installed on fire line and heating system make up line.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	30	NOV-05

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

Inline system domestic hot water recirculation pump.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	20	NOV-05

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

1995, Rheem Ruud, input 50,000 BTU/hr.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	20	NOV-05

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

Domestic hot, cold, recirculation piping insulated.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	30	NOV-05

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

Cast iron, copper.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	50	NOV-05

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

Laundry sink in Room 102 has solid interceptor.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	30	NOV-05

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

Sump pump installed in boiler room.

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

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

Rainwater leaders connected to underground storm.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-05

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

Cast iron domes, full flow.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

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

Gas line to heating boilers, domestic hot water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-05

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

Boiler #1: Peerless, complete with relief valve, low water cut off, input 3,150,000 BTU/hr, 1967. Boiler #2: Weil McLain, complete with relief valve, low water cut off, input 3,150,000 BTU/hr., 1968.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

**Event: Install new heating plant.**

**Concern:**

Boilers energy inefficient, standing pilot. Water leakage, circulation pumps in close proximity to each other and difficult to maintain.

**Recommendation:**

Install new heating plant. Install energy efficient coppertube boilers, fan assisted, low NOX, primary and secondary pumps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$321,000	Medium

*Updated: February 17 2006*

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

Class B chimney, insulated combustion air duct complete with manual damper and baffle.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

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

Side stream filter, chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

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

Horizontal air cushion expansion tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

**D3040.01 Air Distribution Systems**

No ventilation in various rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

**Event: Install ventilation in rooms where deficient.**

**Concern:**

No ventilation in storage rooms.

**Recommendation:**

Install ventilation in rooms where deficient.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$5,350	Medium

*Updated: February 17 2006*

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1966**

1966: Classroom/administration air system built up air system consists of motorized fresh, return, exhaust dampers, roll filter bank, pumped hot water coil, supply and return air fans, above and below ground ductwork to terminal boxes and induction units, ducted return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

**Event: Install packaged rooftop unit.**

**Concern:**

Dust build up noted at air outlets. Underground ductwork. Ductwork subject to moisture migration. Maintenance costs on induction units.

**Recommendation:**

Install gas fired packaged rooftop unit with supply fan, return fan, motorized fresh, return, exhaust dampers, indirect fired heat exchanger, high turn down burner, medium efficiency filter bank, above ground supply and return air ductwork, CO2 sensor to vary amount of fresh air, connect to BMCS. Modify perimeter heater to radiant panels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$428,000	Medium

*Updated: February 17 2006*



**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1966**

1966: Gymnasium air system built up air system consisting of motorized fresh, return, exhaust dampers, filter bank, pumped hot water coil, supply and return air fan, underground supply ductwork, ducted return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

**Event: Install packaged rooftop unit.**

**Concern:**

Not suitable for high/low occupancy. Underground ductwork, ductwork subject to moisture migration. Access to equipment restrictive

**Recommendation:**

Install gas fire packaged rooftop unit with supply fan, return fan, motorized fresh, return, exhaust dampers, indirect fired heat exchanger, high turndown burner, medium efficiency filter bank, aboveground supply air ductwork, CO2 sensor to vary amount of fresh air, connect to BMCS, variable frequency drives.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$171,200	Medium

*Updated: February 17 2006*

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1967**

1967: Classroom addition built up air system consists of motorized fresh, return, exhaust dampers, roll filter bank, pumped hot water coil, supply and return air fans, aboveground supply ductwork to terminal boxes, ducted return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

**Event: Install packaged rooftop unit.**

**Concern:**

Build up noted at air outlets.

**Recommendation:**

Install gas fired packaged rooftop unit with supply fan, return, fan, motorized fresh, return, exhaust dampers, indirect food heat exchanger, high turn down burner, medium efficiency filter bank, above ground supply and return ductwork, CO2 sensor to vary amount of fresh air, connect to BMCS.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$321,000	Medium

*Updated: February 17 2006*

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

50 mm roll filter for classrooms and administration air systems. 50 mm throw away filters in gymnasium air system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

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

Medium velocity underground and aboveground galvanized ductwork to induction units and terminal boxes. Ducted return air.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	50	NOV-05

**D3040.01.06 Air Terminal Units: Air Distribution\*\***

Twelve (12) constant volume terminal boxes with reheat coils.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	30	NOV-05

**Event: Replace terminal boxes.**

**Concern:**

Complaints of rooms getting hot. Operation of terminal boxes suspect.

**Recommendation:**

Replace terminal boxes.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Preventative Maintenance	2007	\$2,568	Medium

*Updated: February 17 2006*

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

Supply air outlets vary as to type. Air supplied through induction units, adjustable bar grilles, and square diffusers.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	30	NOV-05

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

Four (4) base mounted pumps circulate heating water via black iron piping to radiation, unit heaters, induction units, terminal box coils, air system coils.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	40	NOV-05

**Event: Install new hot water isolation valves.**

**Concern:**

Hot water isolation valves are leaking.

**Recommendation:**

Install new isolation valves.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2007	\$32,100	Medium

*Updated: February 17 2006*

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

Heating elements consist of radiation, unit heater, induction units, terminal box coils, air system coils.

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

**Event:** Upgrade heating elements.

**Concern:**

Temperature complaints.

**Recommendation:**

Upgrade heating elements to reduce temperature complaints.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$64,200	Medium

*Updated: February 17 2006*

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

Roof mounted dome exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

**Event:** Install new exhaust fans.

**Concern:**

Strong odor in 1963 addition washrooms. Exhaust fans failed.

**Recommendation:**

Install two (2) new exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2006	\$6,420	Medium

*Updated: February 17 2006*

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

Exhaust ductwork.

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

**Event:** Revise building exhaust.

**Concern:**

Rooms without plumbing fixtures connected to washroom exhaust fan.

**Recommendation:**

Install new roof mounted exhaust fan and related ductwork for rooms requiring exhaust with no plumbing fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$10,700	Medium

*Updated: February 17 2006*

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

Low velocity ductwork to exhaust air outlets and fans.

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

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

Linear bar exhaust grilles.

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

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

Computer room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

**Event: Install air conditioning.**

**Concern:**

Room hot.

**Recommendation:**

Install ductless air conditioning unit with remote condensing unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$37,450	High

*Updated: February 17 2006*

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

Server room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

**Event: Install air conditioning.**

**Concern:**

Room and equipment hot.

**Recommendation:**

Install ductless air conditioning unit with remote condensing unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$21,400	High

*Updated: February 17 2006*

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

No humidification.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	NOV-05

**Event:** Install gas fired humidifier.

**Concern:**

No humidification. Alberta Infrastructure Design Guidelines recommends humidification.

**Recommendation:**

Install three (3) low maintenance gas fired humidifier with multiple steam grids for existing air systems and proposed air system. Install water softener.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2007	\$128,400	Medium

*Updated: February 17 2006*

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

Perimeter and interior room radiation installed within enclosure and millwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

**D3050.05.04 Induction Units\*\***

Perimeter room induction units, underground supply air ducts, supply air through induction units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

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

Vertical unit heater in boiler room. Horizontal unit heater in fan room. Vertical unit heaters in ceiling space in main and secondary entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

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

Electric thermostat cycles entrance unit heaters to maintain set point.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

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

Two (2) Simplex air compressors, refrigerated air dryer. Pneumatic room thermostats, control valves, damper motors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

**D3060.02.03 Pneumatic and Electric Controls**

Transducers to integrate pneumatic with BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

**D3060.02.03 Pneumatic and Electric Controls**

Pneumatic and electronic controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	NOV-05

**Event:** Update and replace control components.

**Concern:**

Temperature complaints.

**Recommendation:**

Update and replace failed control components.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$42,800	Medium

*Updated: February 17 2006*

**D3060.02.05 Building Systems Controls(BMCS, EMCS)\*\* - 1990**

1990: Andover BMCS. System controls equipment activation and assists in maintaining building environment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

**Event:** Upgrade control panels.

**Concern:**

BMCS parts not available. Failure imminent.

**Recommendation:**

Upgrade control panels.

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

*Updated: February 17 2006*

**D4020 Standpipes\***

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	NOV-05

**D4030.01 Fire Extinguisher, Cabinets and Accessories\*\* - 1967/1968**

1967/1968: ABC and pump style fire extinguishers installed in wall brackets and cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	NOV-05

**D4090 Other Fire Protection Systems\***

Flammable storage.

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

**Event:** Install metal flammable storage cabinet.

**Concern:**

Flammable storage cabinet is wood construction.

**Recommendation:**

Install metal flammable storage cabinet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$2,140	Medium

*Updated: February 17 2006*

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

EPCOR pad mounted transformer (#150 PTJ382/P407) located southwest of gymnasium. Underground primary to EPCOR source on 114 street. Underground secondary to transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	NOV-05

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

Square D main distribution panel located in main electrical room of the west mechanical room. 800 Amps, 120/208 Volt - 3 Phase - 4 Wire. MDP has room for additional breakers. No TVSS. Installed in 1967. EPCOR meter is faulty, no maximum demand readings available. Multiplier is X80.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	NOV-05

**Event:** **Install a TVSS unit in parallel with main breaker.**

**Concern:**

No surge protection.

**Recommendation:**

Provide a TVSS unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2007	\$5,350	Low

*Updated: February 17 2006*

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

Branch circuit panelboards are 120/208 Volt - 3 Phase - 4 Wire, located in corridors, storage rooms, mechanical/electrical rooms. Panels are generally full. Panel directories are not updated. Spaces to be filled with blank plates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	NOV-05

**Event:** **Replace panelboards with larger units. Update panel directories.**

**Concern:**

Adding loads is limited due to lack of breaker spaces.

**Recommendation:**

Replacing 8 panels with larger units having capacity to add future loads.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2007	\$21,400	Low

*Updated: February 17 2006*



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

Square D MCC's located in west and east mechanical rooms. West MCC - 600 Amps, 120/208 Volt - 3 Phase, breaker feeding unit in MDP is hot to the touch and is close to capacity. East MCC - 200 Amps, 120/208 Volt - 3 Phase, has spaces for more starters.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
2 - Poor	0	30	NOV-05

**Event:** **Increase capacity of breaker and feeder to west MCC.**

**Concern:**

Breaker feeding west MCC is hot to the touch.

**Recommendation:**

Replace breaker and feeder to west MCC.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2006	\$5,350	High

*Updated: February 17 2006*

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

Loose motor starters and manual switches in mechanical rooms.

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

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

Wiring installed in conduit system. Lack of duplex receptacles in all classrooms. Extension cords are being used throughout as permanent installations.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	0	50	NOV-05

**Event:** **Increase number of circuits and receptacles in classrooms and other areas affected.**

**Concern:**

Insufficient number of circuits and receptacles in classrooms.

**Recommendation:**

Add circuits and receptacles in classrooms. Add 60 new receptacles.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Program Functional Upgrade	2007	\$16,050	Low

*Updated: February 17 2006*

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

G.E. Low Voltage System for all lighting control throughout the school. Local control in classrooms, offices, staff areas.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	30	NOV-05

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

Incandescent lamps in storage rooms, mechanical rooms throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

**Event:** **Replace incandescent lamps with compact fluorescent lamps or fluorescent T8 fixtures.**

**Concern:**

Not energy efficient.

**Recommendation:**

Install 20 fluorescent fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$5,350	Low

*Updated: February 17 2006*

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

1967 Section - 1X4, acrylic wraparound fixtures, surface mounted in corridors, classrooms, washrooms, office areas, staff areas, general office.

Gymnasium - 2 lamp striplights c/w wire guards, poor lighting.

1968 Section - recessed 1X4, acrylic lensed fluorescent fixtures in classrooms, corridor, library, computer room.

34 watt T12 lamps and electromagnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	NOV-05

**Event:** **Replace light fixtures with T8 lamps and electronic ballasts.**

**Concern:**

Light fixtures are not energy efficient.

**Recommendation:**

Provide 340 light fixtures equipped with T8 lamps and electronic ballasts.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2007	\$90,950	Low

*Updated: February 17 2006*

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

Existing EXIT lights are not connected to battery packs. EXIT lights are red letters, metal stencil face, incandescent lamps.

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

**Event:** **Replace EXIT lights with LED types and tie into battery packs.**

**Concern:**

EXIT lights are not energy efficient and are not tied into battery packs.

**Recommendation:**

Provide 30 new LED EXIT lights and tie into battery packs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$10,700	Low

*Updated: February 17 2006*

**D5020.02.03 Emergency Lighting\***

Emergency lighting consists of wall mounted battery packs with integral heads. Insufficient emergency lighting throughout the school. No emergency lighting in washrooms, interior classrooms. Gymnasium has limited emergency lighting.

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

**Event:** **Provide emergency lighting units complete with integral and remote heads.**

**Concern:**

Insufficient emergency lighting.

**Recommendation:**

Provide 12 emergency lighting units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2007	\$12,840	Medium

*Updated: February 17 2006*

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

Canopy mounted, surface incandescent fixtures at various entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	NOV-05

**Event: Replace canopy fixtures with HPS type fixtures.**

**Concern:**

Incandescent fixtures are not energy efficient.

**Recommendation:**

Replace canopy fixtures with 4 HPS types.

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

*Updated: February 17 2006*

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

High pressure sodium wall packs around the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

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

Photo-electric control for exterior lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

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

Simplex 4002 fire alarm control panel located at west main entrance. 16 zones (3 spare). Manual and automatic hard wired devices throughout the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

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

Intrusion alarm control panel is a DSC System located in the work room by the general office. P.I.R.'s located throughout school in corridors, staff areas, offices and selected classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

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

120 Volt and battery clocks in classrooms. Digital clocks in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

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

Nitsuko DX telephone system located in main electrical room of the west mechanical room. Telephone sets in general office, staff areas, offices and selected classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

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

Main server and data patch panels located in resource room adjacent library. Cat. 5 cabling to instructional areas and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	NOV-05

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

Petcom 2200 desktop, 25 zone analogue, switch type sound console in general office. System is obsolete. Surface and recessed speakers throughout the school. Return call switches in classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	20	NOV-05

**Event:** **Replace Petcom sound system with microprocessor based sound & intercommunication system.**

**Concern:**

Existing sound system is obsolete. Replacement parts are difficult to obtain.

**Recommendation:**

Replace sound system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$32,100	Low

*Updated: February 17 2006*

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1020.03 Theater and Stage Equipment\***

Stage drapery.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	25	NOV-05

**E1090.04 Residential Equipment\***

Stove, fridge, toaster oven, dishwasher, 2 microwave ovens in staff kitchen area. Stove and microwave oven in kindergarten (daycare) room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	25	NOV-05

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

Basketball backstops in gym.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	15	NOV-05

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

A variety of millwork shelving units (painted) and base cabinets with plastic laminate counter tops throughout.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	35	NOV-05

**E2010.02.07 Kitchen Casework\***

Millwork upper cupboards and lower base cabinets in staff room. Plastic laminate counter tops.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	35	NOV-05

**E2010.02.09 Library Casework\***

Perimeter and moveable millwork shelving units.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	35	NOV-05

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

Roller blinds.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	0	35	NOV-05

**E2020 Moveable Furnishings\***

Office and educational furniture and equipment throughout.

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

**F1010.02.04 Portable and Mobile Buildings\*1980**

Portable #135 was constructed in 1980 and located on site in 2004. It is wood frame construction with wood floor and roof joists, VCT flooring and a T-bar ceiling. There are steel windows and perimeter millwork shelving units. Whiteboard and tackboard. Painted drywall interior wall finish. Exterior stained wood siding. Tar and gravel roofing. Exterior wood doors in steel frames. Wooden exterior stairs and landing. Overhead electric service. A branch circuit panel in the furnace room distributes power for receptacles, lighting and mechanical equipment. Lighting consists of 1 x 4 wraparound fixtures. A telephone set provides intercommunication with the general office. A data outlet is provided to the instructor's desk location. Heating and ventilation provided via furnace complete with motorized fresh and return air dampers. Combustion air insulated. Digital thermostat cycles furnace to maintain set point. ABC portable fire extinguishers. Crawl space grilles have dampers.

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

**Event: Mechanical Systems Upgrade**

**Concern:**

Furnace noise excessive. Furnace de-energized during occupancy. Evidence of downdraft of products of combustion.

**Recommendation:**

Remove existing mechanical system and replace with packages unit with integral motorized fresh, return, exhaust dampers. Install carbon dioxide sensor to modulate amount of fresh air.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Indoor Air Quality Upgrade	2007	\$37,450	High

*Updated: February 17 2006*

**Event: Provide gypsum board sheathing to the underside of the wood roof structure.**

**Concern:**

The wood roof structure requires a 45min. fire resistance rating. It is not provided.

**Recommendation:**

Clad the underside of the wood roof structure with gypsum board to acheive the required 45min rating. 86 sq.m. Remove the T-bar ceiling to facilitate this work. Provide a new T-bar ceiling. re-use existing lights.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Code Upgrade	2007	\$8,560	Medium

*Updated: February 17 2006*

**F1010.02.04 Portable and Mobile Buildings\*2005**

Portables #276 and 277 were constructed and moved to this location in 2005. They are wood framed with truss joist roof system and wood floor joists. There is VCT and T-bar ceilings throughout. The doors are hollow metal doors in steel frames. They have prefinished steel windows. The exterior is stained wood siding and the roof is 2 ply SBS roofing. There is millwork shelving to the perimeter. Whiteboard and tackboard. Exterior wooden stairs and landing. An overhead electric service is provided. A branch circuit panel in the storage room distributes power for the receptacles, lighting and mechanical equipment. Lighting consists of 2 x 4 acrylic lay-in fixtures. A telephone set provides intercommunication with the general office. A data outlet is provided in the location of the instructor's desk. Heating and ventilation provided via Change Air furnace complete with motorized fresh and return air dampers. Combustion air insulated. Digital thermostat provides occupied/unoccupied cycles. ABC fire extinguishers installed in wall brackets. Carbon dioxide sensor modulates amount of fresh air. Crawl space grilles have dampers.

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

**F2020.01 Asbestos\***

Non evident.

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

**F2020.02 PCBs\***

Capacitors in the magnetic ballasts will contain PCBs. No sign of leakage.

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

**F2020.04 Mould\***

Non evident.

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



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

Fire rated doors required. Cost included in C1020.03.

Fire rating to mechanical room ceilings required. Cost included in C3030.02.

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

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

Level access from parking lot is provided.

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

**K4010.02 Barrier Free Entrances**

No power assist on entrance and vestibule doors.

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

**Event:** Provide power assist mechanisms on an entrance and inner vestibule door at the main entrance.

**Concern:**

No power assist is available for barrier free entrance.

**Recommendation:**

Install a power assist mechanism on an entrance door and an inner vestibule door.

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

*Updated: February 17 2006*

**K4010.03 Barrier Free Interior Circulation**

The building circulation is at one level, except for the stage.

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

**K4010.04 Barrier Free Washrooms**

There is a barrier free washroom in the infirmary.

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

# **RECAPP Facility Evaluation Report**

**St. Stanislaus Catholic Elementary School**

S3328  
Edmonton

**Facility Details**

**Building Name:** St. Stanislaus Catholic Elem  
**Address:**  
**Location:** Edmonton  
  
**Building Id:** S3328  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:**  
**Evaluation Date:** November 4 2005  
**Evaluator Name:**

**Total Maintenance Events Next 5 years:                   \$25,145**  
**5 year Facility Condition Index (FCI):                               0%**

**General Summary:**

The site is generally flat and backs on to a playing field owned and maintained by the City of Edmonton. There are concrete sidewalks to all entrances and areas of asphalt surfaced playgrounds. There are exterior basketball backstops. The parking lot is immediately adjacent to the school and is asphalt surfaced. There is an ornamental lawn area to the east and south of the school and there are mature deciduous and evergreen trees and some shrubs. The site is generally in acceptable condition with minor sidewalk replacement needed at the main entrance.

**Structural Summary:**

**Envelope Summary:**

**Interior Summary:**

**Mechanical Summary:**

**Electrical Summary:**

**Rating Guide**

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

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

Asphalt parking lot.

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

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

Concrete curbs at the perimeter of the parking lot.

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

**Event:** **Replace concrete parking lot curbs.****Concern:**

Parking lot concrete curbs are badly damaged and broken.

**Recommendation:**

Replace concrete curbs with new concrete curbs. 100m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$21,400	Medium

*Updated: February 22 2006***G2020.06.02 Parking Bumpers\***

Wood parking rail on wood posts.

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

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

Painted wooden parking sign wall mounted on gymnasium.

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

**G2020.06.04 Pavement Markings\***

Painted parking stall lines.

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

**G2030.03 Pedestrian Unit Pavers\*\***

Small section of interlocking pavers at north entrance of 1968 section.

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

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

Concrete sidewalks around majority of the building.

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

**Event:** Replace 25 sq.m. of concrete sidewalk at main entrance.

**Concern:**

The sidewalk at the main entrance is cracked and has subsided causing a tripping hazard.

**Recommendation:**

Replace 25 sq.m. of concrete sidewalk at main entrance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2007	\$3,745	Medium

*Updated: February 22 2006*

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

Wooden steps and landings to portables.

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

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

Chain link fence to the perimeter of the site, owned and maintained by the City of Edmonton. Pipe rail fence to parking lot. Steel post and chain fence to north property line of site.

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

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

Asphalt surfaced play areas adjacent to west and north sides of school. Grassed sports fields owned and maintained by the City of Edmonton.

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

**G2040.06 Exterior Signs\***

Freestanding school sign in lawn at front of school. Building signage mounted on wall at entrance, individual letters.

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

**G2040.08 Flagpoles\***

Steel flagpole adjacent to main entrance.

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

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

Ornamental lawn to east and south of school.

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

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

Mature deciduous and evergreen trees. Some shrubs.

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

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

100 mm domestic line connected to city main.

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

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

Fire hydrant located within 45m of the main entrance.

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

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

150mm sanitary sewer connected to the city main.

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

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

Flat top catch basins in parking lot. 375mm storm sewer connected to city main.

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

**G3060.01 Gas Distribution\***

Natural gas line to interior meter.

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

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

There are a total of 6 weatherproof duplex receptacles mounted on a car parking pipe rail adjacent to the parking wood rail. Each receptacle serves two parking stalls. There is no control for the receptacles.

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

**G4020.01 Area Lighting\***

Area lighting consists of high pressure sodium wall packs on face of school. There are no pole mounted luminaires. Exterior lights are photo cell controlled.

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