

RECAPP Facility Evaluation Report

Greater North Central Francophone Education Region#2



Ecole Ste. Jeanne D'Arc School

B9722A
Edmonton

Facility Details

Building Name: Ecole Ste. Jeanne D'Arc Sc
Address: 6715 - 86 Avenue
Location: Edmonton

Building Id: B9722A
Gross Area (sq. m): 4,286.30
Replacement Cost: \$6,044,915
Construction Year: 0

Evaluation Details

Evaluation Company: Jacques Whitford Environment Limited
Evaluation Date: May 1 2004
Evaluator Name: Mr. Mario Plastina
Evaluator Phone: (905) 469-2473

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

General Summary:

Ecole Ste. Jeanne D'Arc is a single storey structure with a building area of 4,262 square metres. The 1962 original building was completely modernized in 2002 when a new addition was constructed.
Original Building - 1,980 square metres.
2002 Addition - 2,282 square metres.

Overall, the architectural components appeared to be in good condition.

Structural Summary:

Concrete foundation with concrete piles. The structure consists of a combination of a steel and concrete structure, concrete block walls and reinforced slab on grade. The original building has a wood roof structure. Generally the structure visually appeared to be in good condition.

Envelope Summary:

Exterior cladding - Brick with stone base and precast sills.
Roof - Combination of Built-up roof with sloped metal roof.
Main Entrance Doors - Aluminum frames with glazed storefront panels.
Exit Doors - Painted hollow metal doors and frames.
Windows - Double glazed aluminum framed windows with fixed and operable units.

Generally, the envelope components visually appeared to be in good condition.

Interior Summary:

Interior floor finishes: All finishes appeared to be in good condition.

Linoleum flooring in the main corridors.
Vinyl Composite Tile - located in the majority of the classrooms.
Carpeting - Carpet is located in the administration area and in the library.
Hardwood flooring is located in the gymnasium.
Service Areas - Paint finish on the concrete floors.

Wall finishes:

The majority of the interior walls are painted concrete block. The walls and finishes appeared to be in good condition.

Ceiling finishes:

Acoustical tile ceilings are located throughout the school. Painted gypsum board is located in washrooms and classroom areas. The ceiling finishes appeared to be in good condition.

Mechanical Summary:

The entire mechanical system was replaced with the 2002 modernization of the school. The mechanical equipment is in good condition overall.

Heating is provided by two natural gas fired Dura Max water tube boilers. Two circulating pumps supply heating water to a glycol heat exchanger, forced flow entrance heaters, and perimeter radiant ceiling panels. The heat exchanger supplies three heating coils that are located in the air handling units via two circulating pumps. Two expansion tanks are used in the heating system, one for the hot water system and one for the glycol system.

Two natural gas fired 100 gallon water heaters provide domestic hot water to the school.

Three central station air handling units and a series of exhaust fans ventilate the school. One air handling unit ventilates the gym, one unit ventilates the East wing of the school, and one unit ventilates the West wing of the school. The air handling units are equipped with glycol heating coils and humidification racks.

Air conditioning is provided to the computer room and the server room by three ductless DX split units. The two units in the computer classroom are ceiling mounted and the unit in the server room is wall mounted. The condensing units are located on the roof.

Fire protection is provided by a wet pipe sprinkler system in the addition of the school and cabinet mounted fire extinguishers in the original section of the school. The two sections of the school are isolated by a fire separation system.

Electrical Summary:

All electrical systems have been replaced in the 2002 modernization of the school. All systems are in good to excellent condition.

The main electrical service is fed underground from a pad mounted transformer. The primary switchgear is rated at 1,000 A, 120/208 V, and is 3 phase. Power is fed from the main switchgear to secondary breaker panels throughout the school.

Interior lighting consists mainly of high efficiency two lamp T8 fixtures with electronic ballasts.

Exterior lighting is provided by wall pack fixtures around the school, post mounted fixtures in the parking lot, and potlights under the canopies. Exterior lighting is controlled by a timer.

Emergency lighting is provided by battery powered fixtures.

The fire alarm system is a Simplex 4010 system with detectors and pull stations located throughout the school.

Communication systems include a central PA system and a phone system. The PA system is located in the main office with speakers located throughout the school. The phone system includes a main handset in the office with phones located in all of the classrooms.

The school is also equipped with a DDC control system that manages the HVAC 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 ***

Grade beam on concrete piles. Original 1962 and new at 2002 addition.

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

A1030.02 Structural Slabs on Grade

New 2002 addition - Settlement cracking on the exterior wall between the Prematernelle and the Maternelle

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

Event: Cracking observed on the exterior wall between the Prematernelle and the Maternelle.

Concern:

Settlement cracking was observed on the exterior wall between the Prematernelle and the Maternelle. The floor slab has settled and the interior block wall has step cracks.

Recommendation:

A study is recommended to determine the extent of damage to the building structure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2004	\$1,000	Low

Updated: October 5 2004

**B1010.06.01 Cast-in-place Concrete:Exterior Ramp**

Original 1962.

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

B1010.09 Floor Construction Fireproofing*

Original 1962 and new addition 2002.

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

B1020.01 Roof Structural Frame* 2002

Steel Structure. New addition 2002.

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

B1020.01 Roof Structural Frame* Original

Wood structure. Original 1962 building.

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

B1020.02 Structural Interior Walls Supporting Roofs

Masonry Units - Original 1962 and new addition 2002.

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

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

Original 1962 and new addition 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	75	October 2004

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Original 1962 and new addition 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5	0	75	October 2004

B2010.01.09 Expansion Control: Exterior Wall Skin*

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

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

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

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

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

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

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

B2010.06 Exterior Louvers, Grilles, and Screens*

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

B2010.09 Exterior Soffits* - Prefinished painted metal

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

B2020.01.01.02 Aluminum Windows*

Some sealed units require replacement. The units are under Warranty. Installed 2002.

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

B2030.01.01 Aluminum-Framed Storefronts*

Installed 2002.

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

B2030.02.01 Metal Doors and Frames

Installed 2002.

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

B2030.02.02 Wood and Plastic Doors

Installed 2002.

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

B3010.01 Deck Vapor Retarder and Insulation*

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

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

Installed 2002

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

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)*

Installed 2002.

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

B3010.07 Sheet Metal Roofing*

Installed 2002.

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

B3010.08.02 Metal Gutters and Downspouts*

Installed 2002.

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

B3010.09 Roof Specialties and Accessories*

Roof Hatch, installed 2002.

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

B3020.01 Skylights*

Two double glazed aluminum skylight units on a metal support structure.

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

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

Interior concrete block wall partitions - Original 1962 and new addition 2002.

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

C1010.05 Interior Windows*

Interior painted pressed metal frames with tempered glass panels.

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

C1010.07 Interior Partition Firestopping*

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

C1020.01 Interior Swinging Doors*

The classrooms have painted solid core wood doors. Some of the doors are pressed steel frame with tempered glass side panels.

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

C1020.02 Interior Entrance Doors*

Aluminum framed main entrance doors.

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

C1020.03 Interior Fire Doors*

Painted pressed steel doors & frames with tempered glass.

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

C1020.04 Interior Sliding and Folding Doors*

Metal sliding pocket door in the open kitchen area, located in the main corridor.

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

C1030.01 Visual Display Boards*

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

C1030.08 Interior Identifying Devices*

Washroom signage symbols.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	20	October 2004

C1030.10 Lockers*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	30	October 2004

C1030.12 Storage Shelving*

Metal storage shelving in the utility rooms and classroom storage areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	20	October 2004

C1030.14 Toilet, Bath, and Laundry Accessories*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	20	October 2004

C3010.04 Gypsum Board Wall Finishes*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	40	October 2004

C3010.06 Tile Wall Finishes* Ceramic tile

2002 - Full height ceramic tile wall finish located in several washroom areas.

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

C3010.09 Acoustical Wall Treatment*

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

C3010.11 Interior Wall Painting*

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

C3010.13 Wall Trim and Decoration*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

C3020.01 Concrete Floor Finishes*Painted

All utility rooms have a paint finish on the concrete slab.

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

C3020.02.01 Ceramic Tile

Ceramic tile flooring is located throughout the washroom areas.

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

C3020.04 Wood Flooring*

Hardwood flooring is located in the gymnasium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	10	October 2004

C3020.07 Resilient Flooring*

2002 - Vinyl composite tiles and sheet vinyl is located throughout the classrooms and corridors.

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

C3020.08 Carpet Flooring*

2002 - Carpeting is located in the administration area and library.

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

C3030.04 Gypsum Board Ceiling Finishes*

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

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

2002

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	15	October 2004

C3030.07 Interior Ceiling Painting*

2002

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

C3030.08 Ceiling Trim and Decoration*

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

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

(2002)

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

D2010.02 Urinals*

(2002)

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

D2010.03 Lavatories*

(2002)

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

D2010.04 Sinks*

(2002) Stainless steel sinks in classrooms throughout school.

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

D2010.08 Drinking Fountains / Coolers*

(2002) Four drinking fountains located in the hallways.

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

D2020.01.01 Pipes and Tubes: Domestic Water*

(2002) Piping and fittings.

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

D2020.01.02 Valves: Domestic Water

(2002) Domestic water isolation valves.

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

D2020.01.03 Piping Specialties (Backflow Preventors)*

(2002) Backflow preventers.

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

D2020.02.02 Plumbing Pumps: Domestic Water*

(2002) One domestic hot water recirculation pump.

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

D2020.02.06 Domestic Water Heaters*

(2002) Two 100 gal. gas fired domestic water heaters and associated controls.

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

D2020.03 Water Supply Insulation*: Domestic

(2002) Domestic water piping insulation.

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

D2030.01 Waste and Vent Piping*

Sanitary system including sumps and pits is a municipal system. All of the sanitary system has been replaced in 2002 except the sanitary drain piping under the slab. Inspection of the existing drain piping with a camera system has been done.

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

D2030.02 Waste Piping Specialties*

(2002)

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

D2030.03 Waste Piping Equipment*

(2002)

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

D2040.01 Rain Water Drainage Piping Systems*

(2002) Rain water drainage piping.

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

D2040.02 Rain Water Drainage Specialties*

(2002) Roof drainage piping is internal.

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

D2040.02.04 Roof Drains*

Roof drains.

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

D3010.02 Gas Supply Systems*

(2002) One main natural gas inlet located on the east side of the school.

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

D3020 Heat Generation

The existing hot water heating system has sufficient heating capacity and backup capacity. The system consists of two natural gas fired water tube boilers.

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

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

(2002) Two Dura Max natural gas fired water tube boilers.

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

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

(2002)

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

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

(2002) Water softener and chemical feed system.

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

D3020.05 Auxiliary Equipment: Heat Generation*

(2002) Two expansion tanks and glycol feed system.

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

D3040.01.01 Air Handling Units: Air Distribution*

(2002) The air handling system consists of three (3) centrally located HAAKON air handling units serving the entire school. The units have capacities of 9,185 cfm, 12,400 cfm, and 7000 cfm.

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

D3040.01.04 Ducts: Air Distribution*

(2002) Supply and return ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	50	October 2004

D3040.01.05 Duct Accessories: Air Distribution*

(2002)

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

D3040.01.06 Air Terminal Units: Air Distribution*

(2002) Heating mixing boxes, dampers and linkages.

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

D3040.01.07 Air Outlets & Inlets:Air Distribution*

(2002) Supply diffusers and return air grilles.

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

D3040.03.01 Hot Water Distribution Systems*

(2002) Heating water distribution system is black iron and copper piping that is well insulated.

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

D3040.04 Special Exhaust Systems

(2002) Two kitchen exhaust hoods.

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

D3040.04.01 Fans*: Exhaust

(2002) Rooftop and ceiling mounted exhaust fans.

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

D3040.04.03 Ducts*: Exhaust

(2002) Exhaust ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

D3040.04.04 Ducts Accessories*: Exhaust

(2002)

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

D3040.04.05 Air Outlets and Inlets*: Exhaust

(2002) Exhaust air grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

D3040.05 Heat Exchangers*

(2002) One water to glycol plate heat exchanger.

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

D3050.01.01 Computer Room Air Conditioning Units*

(2002) Three ductless split air conditioning units. Two of the units are located in the computer room and one is located in the server room. The condensing units are located on the roof.

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

D3050.03 Humidifiers*

(2002) Three Nortec gas fired humidifiers provide humidification to the air handling units.

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

D3050.05.02 Fan Coil Units*

(2002) Forced flow hot water entrance heaters.

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

D3050.05.08 Radiant Heating (Ceiling & Floor)*

(2002) Perimeter hot water radiant ceiling panels.

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

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

(2002) DDC building automation system.

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

D4010 Sprinklers: Fire Protection*

(2002) Wet pipe sprinkler system throughout the south wing addition of the school.

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

D4020 Standpipes*

(2002) Standpipe system with siamese connection at entrance to school.

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

D4030.01 Fire Extinguisher, Cabinets and Accessories*

(2002) Cabinet mounted fire extinguishers.

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

S5 ELECTRICAL**D5010 Electrical Service and Distribution**

Power is fed underground from a pad mounted transformer to the primary switchgear. The incoming electrical is rated at 1,000 A, 120/208 V, and is 3 phase.

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

D5010.01 Main Electrical Transformers*

(2002) Pad mounted exterior transformer.

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

D5010.03 Main Electrical Switchboards (Main Distribution)*

(2002) Main switchgear is rated at 1,000A, 120/208, 3 phase.

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

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

(2002) Room for expansion in most panels.

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

D5010.07 Motor Control Centers (Motor Control)*

(2002) Motor starters and controls for the main supply and return fans, as well as the main heating pumps. Located in mechanical room.

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

D5010.07.02 Motor Starters and Accessories*

(2002)

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

D5020.01 Electrical Branch Wiring*

(2002) All wiring dates back to the complete modernization of the school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	50	October 2004

D5020.02 Interior Lighting

(2002) Primarily consists of high efficiency T8 fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	35	October 2004

D5020.02.02.01 Interior Incandescent Fixtures*

(2002) Wall mounted incandescent fixtures in main entrance and hallway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

D5020.02.02.02 Interior Florescent Fixtures*

(2002) Ceiling mounted two lamp T8 fixtures in classrooms, gym, corridors, library, and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

D5020.02.02.05 Other Interior Fixtures*

Decorative post mounted lantern fixtures in entrnce mezzanine.

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

D5020.02.03 Emergency Lighting*

(2002) Battery operated units with sealed beam heads.

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

D5020.02.03 Emergency Lighting*

(2002) LED exit lighting fixtures are all visible and in appropriate locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6	0	0	October 2004

D5020.03.01.01 Exterior Incandescent Fixtures*

(2002) Incandescent recessed fixtures under exterior canopies.

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

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

(2002) Wall pack fixtures around perimeter of school and pole mounted fixtures in parking lot.

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

D5020.03.02 Lighting Accessories (Lighting Controls)*

(2002) Outdoor lighting is controlled by a timer system.

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

D5030.01 Detection and Alarm Fire Alarm*

(2002) Simplex 4010 system.

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

D5030.02.02 Intrusion Detection*

(2002) Monitored security system with motion detectors.

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

D5030.04 Voice and Data Systems

Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).

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

D5030.04.01 Telephone Systems*

(2002) Panasonic telephone system located in mechanical room. Main phone lines to office.

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

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

2002 - Movable wood and metal shelving on castors.

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

E1020.07 Laboratory Equipment*

Laboratory Equipment - Equipment for scientific use; including service fittings and accessories, fume hoods, incubators, sterilizers, refrigerators, and emergency safety appliances.

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

E2010.02.05 Educational Facility Casework*

2002 - Custom wood and laminate faced cabinets units. Plastic laminate countertops, fixtures and accessories.

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

E2010.02.07 Kitchen Casework*

2002

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

E2010.02.08 Laboratory Casework*

2002 - Fixed wood shelving with storage cabinets & cupboards along perimeter of science room.

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

E2010.02.09 Library Casework*

Custom wood and laminate faced cabinets and cupboards with plastic laminate countertops.

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

E2010.03.01 Blinds*

Vertical blinds throughout classrooms and administration area.

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

E2010.05 Fixed Multiple Seating*

Fixed stone seating in the main entrance corridor.

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

E2020 Moveable Furnishings*

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

S8 FUNCTIONAL ASSESSMENT**K3020 Indoor Environment**

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

K4010.01 Barrier Free Route: Parking to Entrance

Ramps and barrier free walkways to the parking area from the school entrances.

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

K4010.02 Barrier Free Entrances

Barrier free door access at main entrance.

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

K4010.03 Barrier Free Interior Circulation

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

K4010.04 Barrier Free Washrooms

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

Facility Details

Building Name: Ecole Ste. Jeanne D'Arc Sc
Address:
Location: Edmonton

Building Id: S9722
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Jacques Whitford Environment Limited

Evaluation Date: May 1 2004

Evaluator Name: Mr. Mario Plastina

Evaluator Phone: (905) 469-2473

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

General Summary:

The site has two roadway accesses via 68A Street. Overall the site components appeared to be in good condition. The site was completely upgraded and modernized in 2002.

Structural Summary:**Envelope Summary:****Interior Summary:****Mechanical Summary:****Electrical Summary:****Rating Guide**

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

S7 SITE**G2010.02.02 Flexible Pavement Roadway (Asphalt)***

Replaced and upgraded in 2002.

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

G2010.05 Roadway Curbs and Gutters*

Replaced and upgraded in 2002.

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

G2010.06 Roadway Appurtenances*

Replaced and upgraded in 2002.

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

G2020.02.02 Flexible Paving Parking Lots(Asphalt)*

Replaced and upgraded in 2002.

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

G2020.05 Parking Lot Curbs and Gutters*

Replaced and upgraded in 2002.

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

G2020.06.02 Parking Bumpers*

Painted metal parking bumpers in parking area. Installed in 2002.

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

G2020.06.03 Parking Lot Signs*

Replaced and upgraded in 2002.

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

G2020.06.04 Pavement Markings*

Replaced and upgraded in 2002.

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

G2030.04 Rigid Pedestrian Pavement (Concrete)*

Replaced and upgraded in 2002.

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

G2030.06 Exterior Steps and Ramps*

Replaced and upgraded in 1999.

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

G2040.02 Fences and Gates*

Chain-link fencing around parts of the property.

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

G2040.03 Athletic and Recreational Surfaces*

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

G2040.05 Site and Street Furnishings*

Replaced and upgraded in 2002.

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

G2040.06 Exterior Signs*

Stone slab with metal mounted name of school at main entrance. Replaced and upgraded in 2002.

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

G2040.08 Flagpoles*

Replaced and upgraded in 2002.

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

G2050.04 Lawns and Grasses*

Upgraded in 2002.

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

G2050.05 Trees, Plants and Ground Covers*

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

G2050.07 Planting Accessories*

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

G3010.02 Site Domestic Water Distribution*

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

G3010.03 Site Fire Protection Water Distribution*

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

G3020.01 Sanitary Sewage Collection*

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

G3030.01 Storm Water Collection*

Surface drainage conditions appeared to be acceptable, but was snow covered during the site inspection and could not be fully assessed. The site drainage system is a surface type system and is in good condition. No water accumulation was identified around the building.

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

G3060.01 Gas Distribution*

Provided by Atco.

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

G4010.01 Electrical Substations*

Replaced and upgraded in 2002.

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

G4010.02 Electrical Power Distribution Lines*

Replaced and upgraded in 2002.

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

G4010.03 Electrical Power Distribution Equipment*

Replaced and upgraded in 2002.

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

G4010.04 Car Plugs-ins*

Located in the parking area for 30 vehicles.

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

G4020.01 Area Lighting*

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