

RECAPP Facility Evaluation Report



Westminster School

B3709A
Lethbridge

Facility Details

Building Name: Westminster School
Address: 402 - 18 Street N.
Location: Lethbridge

Building Id: B3709A
Gross Area (sq. m): 0.00
Replacement Cost: \$5,546,298
Construction Year: 0

Evaluation Details

Evaluation Company: Ferrari Westwood
Evaluation Date: December 1 2004
Evaluator Name: Mr. Art Ferrari

Total Maintenance Events Next 5 years: \$571,860
5 year Facility Condition Index (FCI): 10.31%

General Summary:

Westminster School was originally constructed as a junior high school in 1954. No additions or significant modernizations have been done to date. The school is in fair condition, as a result of good maintenance, but requires a complete modernization.

Structural Summary:

School appears structurally sound and to have been well constructed. Some problems exist with the lower level floor slab. Bulging and irregularities observed at north end of building. Suspect soil swell to be responsible. Sloping floor in north east classroom second level most likely relates to slab condition in room below. Repairs would be very costly. As situation does not appear to present a safety problem, repairs should be postponed until a modernization is undertaken.

Envelope Summary:

Envelope appears to be reasonably tight. Aluminum entrance framing and hollow metal insulated secondary entrance doors all well sealed and in good working order. Roof is reported to have received extensive repairs in 2003, but is overdue for replacement.

Interior Summary:

Most interior finishes are very old, with many being original. Interior is well maintained and in fair condition. Complete interior upgrade should be considered in near future.

Mechanical Summary:

The building is heated entirely by one steam heating system and minimally ventilated by general exhaust with no make-up air on the second floor. The library is ventilated by a gas fired roof top unit with air conditioning. There is no BMCS. The steam heating distribution system is in poor condition.

The plumbing facilities are original however there have been no reported blockages. The plumbing fixtures have only minor deficiencies.

The conversion to a hot water heating system is recommended.

The addition of a ventilation system is also recommended.

The installation of a BMCS is recommended along with the HVAC upgrades.

Electrical Summary:

The condition of the existing electrical systems is poor.

The main service is under sized for a school this size, and has no protection for transient surges. The lighting is in need of replacement, and the branch wiring should be upgraded as well. The fire alarm and exit lighting need to be replaced in the near future.

The PA, intercom and phone systems are in good condition, and the remainder of the systems are in average condition.

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***

1954 - Concrete foundations and slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

A1030 Slab on Grade*

1954 - Concrete slab on grade. Slab settling down middle of north east lower level classroom. Crack above classroom door in north west classroom. Possibly related to slab movement as well. Hump in floor of Coat Room adjacent to stairwell on north west side of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

A2020.01.01 Cast-in-place Concrete: Basement Wall

1954 - Corridor walls poured in place concrete full height.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

B1010.01 Floor Structural Frame*(Building Frame)

1954 - Concrete beams and columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1010.02.08 Wood Framing: Wall

1954 - Wood frame Second floor corridor walls supporting roof framing .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

B1010.09 Floor Construction Fireproofing*

1954 - GWB applied to underside of floor joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

B1020.01 Roof Structural Frame*

1954 - Wood roof joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B1020.06 Roof Construction Fireproofing*

1954 - GWB to underside of roof joist.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

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

1954 - Brick veneer on west, south and east elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	DEC-04

B2010.01.08 Portland Cement Plaster: Ext. Wall*

1985 - Cementitious stucco above windows and on north elevation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	DEC-04

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

1954 - Exterior concrete block walls with brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

B2020.01.01.02 Aluminum Windows*

1985 - Aluminum slider windows replacement windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	35	DEC-04

B2030.01.01 Aluminum-Framed Storefronts*

Aluminum entrance framing at east main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

B2030.01.02 Steel-Framed Storefronts*

All exit doors, except east main entrance, hollow metal insulated doors in pressed steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	DEC-04

B2030.02 Exterior Utility Doors*

1954 - Exit door from Electrical Room steel door and frame,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

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

1954 - Original tar and gravel roof in generally poor condition. Gym is in worst condtion. Several areas were leaking, resulting in extensive repairs done in 2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: Replace Roof

Concern:

Built-up tar and gravel roof has history of leaking and being in generally poor condition. Extensive patching repairs were undertaken in 2003, which has eliminated leaking to date. But roof will still require replacement to ensure long term protection.

Recommendation:

Replace existing tar and gravel roof with 2ply SBS membrane roofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$199,800	Low

Updated: February 24 2005

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

1954 - Concrete block and some wood stud walls clad with gwb.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C1010.05 Interior Windows*

Steel frame window between Library and Computer Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C1020.01 Interior Swinging Doors*

1954 - Solid core wood doors mounted in wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C1020.03 Interior Fire Doors*

Rated doors in stairwells, Mechanical Room and Storage Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C1030.01 Visual Display Boards*

Chalkboards and tackboards in all classrooms. Most chalkboards have been updated. Date unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.02 Fabricated Compartments(Toilets/Showers)*

1990 - Updated washroom partitions installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.08 Interior Identifying Devices*

1954 - Room names and numbers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.10 Lockers*

1954 - Original painted steel lockers still in place. Very few on lower level. Upper level lockers have doors removed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

C1030.12 Storage Shelving*

Wood shelving units in storage rooms and classrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C1030.14 Toilet, Bath, and Laundry Accessories*

1990 - Most accessories upgraded at time of partition upgrade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C2010 Stair Construction*

1954 - Poured in place concrete stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

C2020.05 Resilient Stair Finishes*

Rubber stair treads and risers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C2020.08 Stair Railings and Balustrades*

1954 - Horizontal metal tube guards and handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C3010.01 Concrete Wall Finishes*

Painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	DEC-04

C3010.04 Gypsum Board Wall Finishes*

1954 - All GWB wall finishes painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

C3010.06 Tile Wall Finishes*

1954 - Original wall tile in Washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

C3010.11 Interior Wall Painting*

All interior walls painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	5	DEC-04

C3020.01 Concrete Floor Finishes*

Painted concrete floor in Mechanical and Electrical Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	DEC-04

C3020.02 Tile Floor Finishes*

Ceramic tile floor in washrooms. Mozaic tile in south west entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	DEC-04

C3020.04 Wood Flooring*

1954 - Hardwood gym floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

C3020.07 Resilient Flooring*

Old Corlon sheet flooring in some rooms and portion of upper level Corridor. (Identified to have asbestos content.)
PVC sheet flooring installed in upper level. Installation date unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

C3020.07.01 Resilient Tile Flooring

VCT floor tile installed in lower level corridor. Not original but installation date unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C3020.08 Carpet Flooring*

Carpet in Library and General Office. Portion of most classrooms carpeted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	DEC-04

C3020.11 Floor Painting

Painted concrete floor in Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

C3030.04 Gypsum Board Ceiling Finishes*

GWB ceilings in Washrooms, Service and Storage Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

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

"T-bar" ceiling in several rooms and corridor on upper level. Installation date unknow. Lower level Library and General Office installation date estimated to be 1975..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

C3030.07 Interior Ceiling Painting*

GWB and 12x12 acoustic tile ceilings painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	DEC-04

C3030.09 Other Ceiling Finishes*

1954 - 12x12 acoustic tile ceilings in classrooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.02 Urinals*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.03 Lavatories*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.04 Sinks*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2010.08 Drinking Fountains / Coolers*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D2020.01.01 Pipes and Tubes: Domestic Water*

(2000) 100mm PVC service and 65mm copper distribution piping. Some problems with freezing pipes in mechanical chases. This problem addressed in D3040.01.01.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

D2020.01.03 Piping Specialties (Backflow Preventors)*

Required on fire service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	DEC-04

Event: Add backflow prevention to fire service.

Concern:

The fire service does not have backflow prevention.

Recommendation:

Provide backflow prevention to fire service.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$3,240	Low

Updated: February 21 2005

D2020.02.06 Domestic Water Heaters*

John Wood, 13kW input, 151 L capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	DEC-04

D2030.01 Waste and Vent Piping*

Original piping however no reported problems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D2040.01 Rain Water Drainage Piping Systems*

Roof drains convey storm water to sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D3010.02 Gas Supply Systems*

Gas burners in science room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D3020.01.01 Heating Boilers & Accessories: Steam*

(2002) 2 Weil McLain LGB-16-S boilers, 514 kW input each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	35	DEC-04

D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3020.01.04 Water Treatment: Steam Boilers*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3040.01.01 Air Handling Units: Air Distribution*

Minimal ventilation provided from second floor exhaust with no make-up air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Provide ventilation system.

Concern:

The entire school is not ventilated to current standards.

Recommendation:

Provide a system of air-handling units and ductwork to ventilate all portions of school.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$302,400	Low

Updated: February 21 2005

D3040.01.04 Ducts: Air Distribution*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D3040.01.07 Air Outlets & Inlets:Air Distribution*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	DEC-04

D3040.02 Steam Distribution Systems: Piping/Pumps*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Convert to hot water heating system.**Concern:**

The steam heating system piping and components are original and in poor condition. The system requires frequent maintenance and the heating is not evenly distributed.

Recommendation:

Convert the existing boilers for hot water service and provide new distribution piping and heating cabinets throughout. This should be coordinated with the installation of the ventilation system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$302,400	Low

Updated: February 21 2005

D3040.04.01 Fans*: Exhaust

Exhaust provided for washrooms and general exhaust of second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D3040.04.01 Fans*: Exhaust.Kitchen

Kitchen stove requires an exhaust fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Provide exhaust fan for kitchen stove.**Concern:**

The kitchen stove is not exhausted.

Recommendation:

Provide an exhaust fan for the kitchen stove.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2005	\$1,080	Low

Updated: February 21 2005

D3050.01.02 Packaged Rooftop Air Conditioning Units.Library.*

(1998) Lennox gas fired roof top unit, 59 kW input and an estimated cooling capacity of 27 kW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3050.05.01 Convectors*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D3050.05.06 Unit Heaters*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D3060.02.01 Electric and Electronic Controls*

Low voltage thermostat controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

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

No BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

Event: Install BMCS system.

Concern:

A building of this size can benefit from the energy saving potentials of a BMCS.

Recommendation:

Install a full DDC BMCS to control all HVAC systems and devices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2005	\$216,000	Low

Updated: February 21 2005

D4030.01 Fire Extinguisher, Cabinets and Accessories*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

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

1982 - Main Service Transformer is a 75 KVA, 120/208V, 3 phase, Pad mount transformer with underground primary and secondary conductors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	DEC-04

D5010.03 Main Electrical Switchboards (Main Distribution)*

1982 - Main disconnect is a Federal Pioneer 400AF/400AT breaker disconnect, which was installed over the original service box. The CDP is a 400A CDP which uses the original service box as a wireway. The CDP is located above the main service and is full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	DEC-04

Event: Service / CDP Replacement and Upgrade**Concern:**

Existing service and the CDP is not large enough to support any mechanical or power upgrades.

Recommendation:

Replace service with new 800A main and CDP.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2005	\$48,600	Low

Updated: February 21 2005

Event: Transient Voltage Protection**Concern:**

Existing power system has no surge or spike protection system, this will lead to shorter equipment life and equipment is vulnerable to power supply irregularities.

Recommendation:

Insta TVSS units on the main CDP and on the Computer lab panel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2005	\$8,100	Low

Updated: February 21 2005

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

Panels are Square D and Federal Pioneer Panels that are 80 to 100% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: Replace Full Panels and Add Circuit Capacity

Concern:

Existing panels are full and reaching the limits of their loading.

Recommendation:

Replace existing panels to increase number of available circuits and increase distribution capacity.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2005	\$59,400	Unassigned

Updated: February 21 2005

D5010.07.02 Motor Starters and Accessories*

Motor starters are local Square D motor starters which are in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D5020.01 Electrical Branch Wiring*

The branch wiring is a mix of concealed and surface installations, and wiring devices are minimal, and there is a general lack of receptacles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	50	DEC-04

Event: Add Receptacles In Classrooms

Concern:

Existing classrooms do not have enough receptacles for general use, most rooms have extension cords to meet power requirements.

Recommendation:

Install 2 to 3 receptacles in each classroom, and additional circuits to accommodate them.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2005	\$23,760	Low

Updated: February 21 2005

D5020.02.01 Lighting Accessories (Lighting Controls)*

1954 - All light switching controls are line voltage switches, there are typically a minimum of two switches per classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5020.02.02.01 Interior Incandescent Fixtures*

1954 - Incandescent fixtures are located in all storage areas and on the stage there are 400W incandescent fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace Gym Stage Lights**Concern:**

Existing stage lights do not provide very good lighting levels and are quite inefficient.

Recommendation:

Replace existing lights with high efficiency T-8 fluorescent fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2005	\$2,160	Low

Updated: February 21 2005

D5020.02.02.02 Interior Florescent Fixtures*

1982 - Fluorescent fixtures are 4' T-12 surface wrap fixtures in the classrooms, strip fixtures in the corridors, and high bays with wire guards in the gym. Lighting levels in the classrooms and office areas is excessive and in the corridors and the gym lighting levels are low.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

Event: Replace T-12 Fluorescents with energy efficient T-8 and T-5 Fluorescents**Concern:**

Lighting levels should be correct to recommended lighting levels and improve energy efficiency by changing from T-12 to T-8 and T-5 lamps.

Recommendation:

Replace lights in the hallways with T-8 fixtures, replace gymnasium fixtures with T-5 HO fixtures, and reduce the number of fixtures in the classrooms and replace the remaining fixtures with T-8 fluorescents.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2005	\$194,400	Low

Updated: February 21 2005

D5020.02.03 Emergency Lighting*

1982 - Building has centralized battery packs with remote DC heads and exit lights with incandescent lamps. Replacement costs included in 5020.02.02.02

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	30	DEC-04

D5020.02.05 Special Purpose Lighting*

1982 - Stage Lighting consists of incandescent floods on track lighting rails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

1982 - Exterior 150W HPS wall packs with photocell controls are located above the exits on the school

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	DEC-04

D5030.01 Detection and Alarm Fire Alarm*

1982 - Fire alarm system is an Edwards 2280 conventional fire alarm system with 6" bells and no strobe devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	25	DEC-04

Event: Install New Addressable Fire Alarm System.

Concern:

Existing system is becoming outdated and system does not have visual signal devices.

Recommendation:

Install new addressable fire alarm system with horn-strobe devices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2005	\$21,600	Low

Updated: February 21 2005

D5030.02.02 Intrusion Detection*

Security system is a Magnum Alert 1000 with infrared detectors, door sensors and adequate coverage in school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.02.03 Security Access*

1998 - Key Fob system installed controlling access to the front door and to the security keypad.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.03 Clock and Program Systems*

There is no centralized clock system, and there is a programmable clock which controls the change bells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	25	DEC-04

D5030.04.01 Telephone Systems*

2002 - Telephone system is a Nortel Norstar telephone switch with a 25 pair incoming phone line, and system is functioning well.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5030.04.02 Paging Systems*

2002 - Paging system part of PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	DEC-04

D5030.04.04 Data Systems*

1998 - Computer cabling is CAT 5 installed in surface raceways, there are 5 drops per classroom and a computer lab adjacent to the library. Supernet and Telus fiber cables are in the LAN room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

D5030.05 Public Address and Music Systems*

2002 - New PA system has been installed into the school, and there is an older system in used for the gym sound system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

D5030.06 Television Systems*

CATV has been brought into the school but there is not runs into each classroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E2010.02.05 Educational Facility Casework***

1954 - Shelv-a-duct type shelving below windows on lower level. Upper level has countertop with small narrow shelves below windows.

1975 - Reception counter, cabinets and shelving in General Office. Old and outdated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.07 Kitchen Casework*

1954- All original cabinets in in kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.08 Laboratory Casework*

1954 - Science Room millwork for elementary program. Counters and cabinets with original sinks and gas outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.02.09 Library Casework*

Library shelving and cabinets. Wood riser on west wall for story telling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

E2010.03.01 Blinds*

1985 - Vertical blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

F2020.01 Asbestos*

Asbestos Report dated October 20, 1993, identifies asbestos in heat piping elbows and fittings, pipe insulation, vinyl sheet flooring (Corlon), ceiling tile and an exterior soffit board at the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

Facility Details

Building Name: Westminster School
Address:
Location: Lethbridge

Building Id: S3709
Gross Area (sq. m): 0.00
Replacement Cost: \$0
Construction Year: 0

Evaluation Details

Evaluation Company: Ferrarri Westwood
Evaluation Date: December 1 2004
Evaluator Name: Mr. Art Ferrarri

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

General Summary:

Site conditions are good. Some sidewalk panels require to be replaced. There is adequate parking, and safe access to the building for students.

Structural Summary:

Envelope Summary:

Interior Summary:

Mechanical Summary:

Electrical Summary:

Rating Guide

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

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

Asphalt paving in parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G2020.06.02 Parking Bumpers*

Concrete parking bumpers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G2020.06.03 Parking Lot Signs*

Parking identificaion signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G2030.02.02 Asphalt Pedestrian Pavement*

Perimeter asphalt on north and west elevations of school. Showing signs of weathering and age but good slopes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G2030.04 Rigid Pedestrian Pavement (Concrete)*

Concrete walkway from city sidewalk to grade entry of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G2040.02 Fences and Gates*

Tennis courts and play fields fenced with chain link.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G2040.03 Athletic and Recreational Surfaces*

Tennis court located at north end of school.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

G2040.06 Exterior Signs*

School name mounted on wall above front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G2040.08 Flagpoles*

1954 - Steel flag pole at east main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G2050.01 Irrigation Systems*

Underground irrigation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G2050.04 Lawns and Grasses*

Grass on south and east elevations of school. Grassed playing field.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G2050.05 Trees, Plants and Ground Covers*

Mature trees and shrubs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

G3010.02 Site Domestic Water Distribution*

100mm municipal water service installed in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

G3020.01 Sanitary Sewage Collection*

Municipal sanitary sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

G3030.01 Storm Water Collection*

Municipal storm sewer connection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G3060.01 Gas Distribution*

Underground natural gas line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G4010.03 Electrical Power Distribution Equipment*

75 KVA pad mounted transformer with underground primary and secondary lines..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G4010.04 Car Plugs-ins*

Uncontrolled receptacles along west side of south parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

G4020.01 Area Lighting*

HPS wall packs around the perimeter of school, City of Lethbridge path lights along walkway through playground, metal halide light standards light tennis court.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	DEC-04

S8 FUNCTIONAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance**

Grade entry to front doors. Remote from parking lot but hcac stalls designated on street.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

K4010.02 Barrier Free Entrances

Grade entry. No power assist door operators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

K4010.03 Barrier Free Interior Circulation

Poor circulation. No access to second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	DEC-04

K4010.04 Barrier Free Washrooms

No barrier free washroom.

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