

Old St. Boniface Fire Hall No. 1: 212 Dumoulin



The facility at 212 Dumoulin Street (St. Boniface Firehall Museum) was originally constructed in 1907, with an addition completed in 1965.

The building is a historic multi-storey structure consisting primarily of wood framing with brick exterior walls, while the addition includes reinforced concrete construction with stucco over wood stud walls. The roofing systems consist of original metal tile roofing on portions of the historic structure and built-up roofing on the addition.

The building retains many original architectural elements, though several components have reached or are approaching the end of their expected service life.

Interior finishes, including washrooms, flooring, plaster partitions, ceilings, and millwork, show signs of age and wear.

Mechanical:

The current steam boiler is not functional and locked out. There is currently no source of heat for this building. The building includes perimeter heating piping, which has reached the end of its useful life and the HVAC controls consist of an older pneumatic control system, installed in the 1970s.

Plumbing systems include custodial sinks and standard restroom fixtures, many of which date from approximately the 1950's.

Electrical:

The building is served by an older electrical service with approximately 200-amp capacity at 208 volts, including switchgear and distribution wiring installed around 1940. The main

electrical service equipment and distribution panels are considered at the end of their useful life.

Festival Du Voyageur: 233 Provencher



This facility was constructed in 1962, with several upgrades completed over time including storefront door replacements and a newer SBS modified bitumen roofing system installed in 2009.

The building structure consists primarily of reinforced concrete foundations, suspended concrete floor assemblies, and precast concrete exterior walls with an exposed aggregate finish. Overall, the structure appears to be in reasonable condition, though several building components are approaching the end of their expected service lives.

Mechanical:

Heating and ventilation are provided through a central air handling unit (AHU) with heating and cooling coils and VAV ducted distribution, including diffusers and plenum return air systems throughout the building. The HVAC system also includes perimeter wall-mounted cabinet fan coil units providing heating, as well as steam heat distribution piping with condensate return.

Much of the HVAC equipment, including the central AHU, fan coil heating units, and steam piping systems, dates back several decades and is approaching the end of its expected service life.

The plumbing systems include domestic water distribution piping, restroom fixtures, custodial sinks, kitchenettes, and water coolers, many of which date back to the original construction period and are nearing the end of their expected service life.

Electrical:

The building is served by an electrical switchgear system rated at approximately 200 amps and 120/240 volts, with associated breakers, conduit, and distribution wiring. The electrical system includes branch wiring devices serving interior and exterior equipment and building systems.

Several electrical components, including branch wiring and communication systems, date back to the original construction period and are approaching the end of their expected service life, and future replacement should be anticipated.

St Boniface City Hall: 219 Provencher



This facility, located at 219 Provencher Boulevard (World Trade Centre / Tourisme Riel – formerly St. Boniface City Hall), was originally constructed in 1906, with significant renovations completed in 1987.

The building structure consists primarily of concrete footings and foundation walls with a full basement, along with wood-framed floor and roof construction supported on load-bearing masonry walls and columns. The exterior enclosure includes brick masonry walls, concrete masonry units, stone veneer, and areas of stucco. The building also includes insulated aluminum window assemblies and steel and wood exterior door assemblies.

The roofing system consists of a built-up roof assembly with insulation, which has exceeded or is nearing the end of its expected service.

Mechanical:

Heating is provided by a gas-fired condensing hot water boiler installed in 2012. The boiler provides space heating to the facility and does not include redundant equipment.

Domestic hot water is provided by a 120-gallon commercial electric water heater with recirculation pump, while the plumbing system includes a cast iron sanitary waste piping system discharging by gravity to the municipal sewer system.

Much of the mechanical equipment, including the gas supply system and boiler, dates back several decades and is approaching the end of its expected service life.

Electrical:

The building is served by an electrical service and distribution system consisting of a 600-amp, 208-volt disconnect switch with associated feeders and distribution panels, originally installed around 1960 with upgrades completed in 1986.

The electrical distribution includes panelboards, branch wiring devices, lighting fixtures, and utilization equipment serving interior and exterior building systems. Several electrical components, including the main service equipment, panelboards, branch wiring and life-safety systems, are approaching the end of their expected service life.

NorWest (NOA) Resource Centre: 1880 Alexander



This facility was constructed in 1955 and consists of a single-storey wood-framed structure with concrete foundations, basement foundation walls, and a structural slab-on-grade floor assembly.

The exterior walls consist primarily of stucco over wood studs, with painted EIFS finishes on portions of the façade. The building includes steel-framed exterior windows with insulating glass installed in the early 1990s and a combination of steel and glazed aluminum storefront door assemblies.

The roofing system consists of a built-up roofing (BUR) assembly with insulation, installed around 1980.

Several building envelope components, including the roofing system, exterior doors, and portions of the exterior wall finishes, are approaching or have exceeded their expected service lives

Mechanical:

Heating is provided through a natural gas service supplying gas-fired heating equipment, along with warm-air furnace units paired with air-cooled condensers for heating and cooling. Air distribution is provided through ducted return air systems with centrifugal or in-line return air fans. HVAC controls include a basic DDC control system used for simple building control functions.

Plumbing systems include domestic water distribution piping, sanitary waste piping discharging by gravity to the municipal sewer system, roof drainage piping, sump pumps, restroom fixtures, custodial sinks, and a small kitchenette with sink and cabinets. Domestic hot water is provided by a 30-gallon commercial electric water heater with recirculation pump.

Several plumbing and HVAC components date back multiple decades and are approaching the end of their expected service life.

Electrical:

The building is served by an average electrical service rated at approximately 200 amps at 120/240 volts, with associated conduit, wiring, and distribution equipment. Electrical distribution includes panelboards, branch wiring, receptacles, and utilization equipment throughout the facility, with exterior lighting provided by HID lighting fixtures.

The electrical system also includes standard branch wiring devices serving interior and exterior equipment and building systems. Several electrical components, including service feeders, panelboards, and branch wiring, date from earlier upgrades and are approaching the end of their expected service lives.

St. James-Assiniboia Library: 1910 Portage Ave



This facility was constructed in 1958, with additions and renovations completed in 1970 and subsequent interior upgrades over time.

The building structure consists of cast-in-place concrete columns and roof elements with a steel framed roof structure supported on bearing walls, along with reinforced concrete foundations and a full basement with slab-on-grade construction.

Exterior walls consist primarily of brick veneer assemblies, and the building includes aluminum-framed windows with insulating glass installed around 1990 and glazed aluminum storefront entrance doors installed in the mid-1990s. The roofing system consists of a built-up roofing (BUR) assembly with insulation, which is nearing the end of its expected service life.

Mechanical:

Heating is provided by three gas-fired hot water boilers installed in 2007, supplying a hydronic distribution system with circulating pumps.

Air distribution throughout the building is provided by a constant volume ducted system with diffusers and plenum return, supplemented by perimeter induction units and radiators located throughout the building.

Ventilation is provided through roof-mounted exhaust fans and restroom exhaust systems, and cooling is provided through packaged rooftop units with gas heat and air conditioning, installed primarily around 2007 with some older equipment remaining

The building plumbing systems include domestic water distribution piping with a 2-inch main line, sanitary waste piping discharging by gravity to the municipal system, storm water ejector pumps, and natural gas distribution piping. Plumbing fixtures include restroom fixtures, custodial sinks, water coolers, and a small kitchenette. Domestic hot water is provided by a 60-gallon electric water heater installed in 2021.

Electrical:

The building electrical systems include standard electrical service, distribution panels, branch wiring, and lighting systems serving interior and exterior equipment and building systems. While many distribution components remain serviceable, portions of the electrical infrastructure date back several.

WFPS Station 23: 880 Dalhousie Dr



This facility was constructed in 1962 and consists of a single-storey structure with a partial basement, including apparatus bays and operational areas.

The building structure includes reinforced concrete foundations, concrete block structural walls, and a roof structure supported on steel framing, with brick cavity exterior walls backed by CMU construction.

The exterior enclosure includes wood-framed windows with insulating glass, overhead sectional vehicle bay doors, and steel entrance door assemblies. The roofing system consists primarily of built-up roofing on flat areas and modified bitumen roofing on sloped sections. Overall, many building components date back to the original construction period and several systems are approaching the end of their expected service lives.

Mechanical:

Heating within the facility is provided by a hydronic hot water heating system with perimeter fin-tube radiation served by two gas-fired boilers. The boilers are Laars NeoTherm units rated at approximately 600,000 BTU/hr each and manufactured in 2010. The hydronic distribution system circulates heating hot water through perimeter units located throughout the building. The hydronic heating distribution equipment and some terminal units are at end of life.

Cooling within the building is provided by split-type direct expansion (DX) cooling systems with air-cooled remote condensers, serving selected areas of the facility. These systems provide localized cooling for operational spaces within the building. As with other building systems, portions of the HVAC equipment are near there end of life.

Domestic hot water is provided by a commercial water heater with approximately 100-gallon storage capacity and recirculation pump, supplemented by an electric domestic hot water tank installed in 2007. Plumbing fixtures include restroom fixtures, showers, lavatories, and urinals serving the firefighter facilities. Portions of the domestic water distribution and sanitary piping systems date back to the original construction period and are approaching the end of their expected service lives

Electrical:

The building is served by standard electrical distribution systems supporting lighting, equipment, and operational systems within the facility. Electrical components associated with building systems and equipment are generally functional; however, portions of the electrical infrastructure date back several decades and may require upgrades soon.

Public Works Yard & Administrative Offices: 1539 Waverley Street



This facility was constructed in 1965 and consists of a steel-framed structure with concrete foundations and slab-on-grade construction, along with concrete mezzanine levels and a combination of brick veneer and metal panel exterior wall systems. The building is generally in fair condition, though many components are original and approaching the end of their expected service lives. Future anticipated expenditures include replacement of built-up roofing systems, aging aluminum windows, exterior doors, overhead doors, interior finishes, and code upgrades to stair handrails and guards. Part of the flooring, wall coverings and washroom accessories are in the process of being replaced as a result of a water damage claim.

Mechanical:

The building is served by a central constant volume air handling unit (Trane, approximately 20,000 CFM, installed in 1986) with ducted distribution, diffusers, and plenum return air systems. Heating within the garage areas is provided by suspended gas-fired unit heaters, and ventilation systems include dedicated exhaust systems such as dust collectors and fume hood exhaust systems.

HVAC controls consist of a hybrid DDC/pneumatic control system, which is now beyond its expected service life and will require replacement or upgrade. Much of the HVAC equipment, including the air handling unit, control systems, and exhaust systems, is aging and approaching the end of its useful life.

Plumbing systems include custodial sinks and emergency eyewash/shower units, many of which are also approaching renewal.

Electrical:

The building is served by a typical electrical distribution system consisting of panelboards, feeders, and associated wiring supplying interior and exterior building systems. While the electrical systems remain functional, much of the infrastructure dates back several decades and is approaching the end of its expected service life.

Winnipeg Fire Paramedic Service Academy: 2546 McPhillips



This facility was constructed in 1962 and consists of a single-storey structure with a partial basement, including apparatus bays and support spaces. The building is in fair condition, though many components date back to the original construction period and are approaching the end of their expected service lives. Future anticipated expenditures include roofing replacement, renewal of exterior doors and overhead bay doors, interior finish upgrades (including firefighter change rooms and washrooms), and replacement of aging electrical distribution equipment and wiring systems.

Mechanical:

The building is heated by a hydronic hot water heating system served by gas-fired boilers, distributing heat through perimeter radiation and terminal units located throughout the facility. Cooling is provided by split-type direct expansion (DX) systems with air-cooled condensers serving select areas.

Plumbing systems include domestic water distribution, sanitary waste piping, restroom fixtures, showers, and sump pump drainage systems, including a submersible sump pump installed around 2000. While some plumbing components have been updated, much of the mechanical and plumbing infrastructure is aging.

The hydronic heating system, terminal units, and associated piping systems are approaching the end of their expected service lives.

Electrical:

The building is served by a main electrical service rated at approximately 400 amps, 120/240 volts, with associated panelboards, feeders, and branch wiring throughout the facility. The electrical distribution system includes lighting, receptacles, and building service connections supporting operational systems. The 600v and 208V breakers and associated Buss on the Main Distribution were all replaced in 2025.