| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | School Name: | **Annunciation Elementary School** | | | | School Code: | **8001** |
| | Location: | **9325 - 165 Street, Edmonton, Alberta** | | | | Facility Code: | **1947** |
| | Region: | **Central** | | | | Superindendent: | **Mr. Garnet McKee** |
| | Jurisdiction: | **Edmonton Roman Catholic Schools Regional Division #40** | | | | Contact Person: | **Mr. Ken Yakimovich** |
| | | | | | | Telephone: | **(780) 453-4500** |
| | Grades: | **K - VI & Special Ed.** | | | | School Capacity: | **350** |

| Building Section | Year of Compl. | No. of Floors | Gross Bldg Area (Sq.M.) | Type of Construction (i.e., structure, roof, cladding) | Description of Mechanical Systems (incl. major upgrades) | Comments/Notes |
|---|---|---|---|---|---|---|
| **Original Building** | 1966 | 1 | 1840.3 | Masonry construction<br>Flat roofs, stucco, brick<br>Metal panel exterior | Consists of Hot Water Heating system, served by hot water heating boiler plant (no glycol), located in that section of the school. The ventilation system consists of one (1) indoor mounted air handling units and underfloor ductwork. | The Boiler Plant serving original school is in poor condition. The existing ventilation system cannot provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes. Therefore, the heating & ventilation system require modernization. |
| **Additions/ Expansions** | 1969 | 1 | 887 | Masonry construction<br>Flat roofs, brick block and<br>Metal panel exterior | Consists of Hot Water Heating system, served by hot water heating boiler plant (no glycol), located in the original section of the school. The ventilation system consists of one (1) indoor mounted air handling units and underfloor ductwork. | The Boiler Plant serving this section of the school is in poor condition. The existing ventilation system cannot provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes. Therefore, the heating & ventilation system require modernization. |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | Evaluator's Name: | **Janusz Najfeldt** |
| | | | | | | & Company: | **Najfeldt Architect** |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Upgrading/ Modernization (identify whether minor or major)** | 1988<br><br>1999 | | | Fire alarm upgrading.<br><br>Upgrading of exterior windows and painting of interior. | | |
| **Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)** | None | | | | | |
| | | | | | | |
| **List of Reports/ Supplementary Information** | Fire alarm test conducted in 1999 | | | | | |

| | Evaluation Components | Summary Assessment | | Estim. Cost |
|---|---|---|---|---|
| 1 | **Site Conditions** | Improve drainage.<br>Provide paved play area. | | $ 36,000.00 |
| 2 | **Building Exterior** | Replace fascias. | | $ 21,900.00 |
| 3 | **Building Interior** | Interior slabs at entrances, need to be replaced.<br>Replace carpets with VCT flooring. | | $ 54,000.00 |
| 4 | **Mechanical Systems** | The existing hot water heating system cannot be reused. The Ventilation System cannot meet ASHRAE 62-1989 Standard and present ventilation code requirements. Therefore, the new heating & ventilation system is required.. | | $ 90,000.00 |
| 5 | **Electrical Systems** | The main electrical service is in poor condition. Retrofit existing luminaires with new T8 lamps and electronic ballasts. Upgrade fire alarm system to current code. | | $ - |
| 6 | **Portable Buildings** | None | | $ - |
| 7 | **Space Adequacy:** | | | |
| | **7.1 Classrooms** | Excessive | 256.84 | |
| | **7.2 Science Rooms/Labs** | Deficient | -95.00 | |
| | **7.3 Ancillary Areas** | Deficient | -63.40 | |
| | **7.4 Gymnasium** | Deficient | -195.40 | |
| | **7.5 Library/Resource Areas** | Slightly Excessive | 8.10 | |
| | **7.6 Administration/Staff Areas** | Deficient | -195.30 | |
| | **7.7 CTS Areas** | | | |
| | **7.8 Other Non-Instructional Areas (incl. gross-up)** | Slightly Deficient | -14.54 | |
| | **Overall School Conditions & Estim. Costs** | | -298.70 | $ 201,900.00 |

| Section 1 | Site Conditions | Rating | Comments/Concerns | Estim. Cost |
|---|---|---|---|---|
| **1.1** | **General Site Conditions** | | | |
| 1.1.1 | Overall site size. | 4 | Adequate | $ - |
| 1.1.2 | Outdoor athletic areas. | 4 | Common use of playfields with adjoining high schools.<br>Adequate. | $ - |
| 1.1.3 | Outdoor playground areas, including condition of equipment and base. | 3 | None on school site. Community supplied new playground adjacent to school<br>Additional paved play area is required. | $ 7,500.00 |
| 1.1.4 | Site landscaping. | 5 | Grass throughout, mature trees around building. | $ - |
| 1.1.5 | Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). | 4 | Partially fenced, on north and west side.<br>Flag pole<br>Bike stands adequate. | $ - |
| 1.1.6 | Surface drainage conditions (i.e., drains away from building, signs of ponding). | 3 | Poor drainage on north side of building and gym. Recommend regrading.<br>Remainder is good. | $ 25,000.00 |
| 1.1.7 | Evidence of sub-soil problems. | 5 | None | $ - |
| 1.1.8 | Safety and security concerns due to site conditions. | 5 | None | $ - |
| Other | | | | |

| Section 1 | Site Conditions | Rating | Comments/Concerns | Estim. Cost |
|---|---|---|---|---|
| **1.2** | **Access/Drop-Off Areas/Roadways/Bus Lanes** | | | |
| 1.2.1 | Vehicular and pedestrian access points (i.e., size, number, visibility, safety). | 4 | One vehicular access to parking area. Adequate.<br>Walkways to key access points provided - adequate. | $ - |
| 1.2.2 | Surfacing of on-site road network (note whether asphalt or gravel). | 4 | Parking driveway, asphalt paved. | $ - |
| 1.2.3 | Bus lanes/drop-off areas (note whether on-site or off-site). | 4 | Off-site along 165th street. Adequate. | $ - |
| 1.2.4 | Fire vehicle access. | 4 | Adequate to all sides of building. | $ - |
| 1.2.5 | Signage. | 4 | Two signs on building and free standing sign board. | $ - |
| Other | | | | $ - |

| Section 1 | Site Conditions | Rating | Comments/Concerns | Estim. Cost |
|---|---|---|---|---|
| **1.3** | **Parking Lots and Sidewalks** | | | |
| 1.3.1 | Number of parking spaces for staff, students and visitors (including stalls for disabled persons). | 4 | 20 stalls - adequate.<br>2 stalls for disabled.<br>No on-site visitor stalls. | $ - |
| 1.3.2 | Layout and safety of parking lots. | 4 | Adequate. | $ - |
| 1.3.3 | Surfacing and drainage of parking lots (note whether asphalt or gravel). | 5 | Asphalt paved - good drainage. | $ - |
| 1.3.4 | Layout and safety of sidewalks. | 5 | Excellent. | $ - |
| 1.3.5 | Surfacing and drainage of sidewalks (note type of material). | 3 | Mostly concrete, south walkway asphalt. Good condition typically.<br>Section of sidewalk at parking lot to be replaced. | $ 3,500.00 |
| 1.3.6 | Curb cuts and ramps for barrier free access. | 4 | Provided. | $ - |
| Other | | | | $ - |
| | **Overall Site Conditions & Estimated Costs** | | | $ 36,000.00 |

| Section 2 | Building Exterior | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **2.1** | **Overall Structure** | | **Bldg. Section** | **Description/Condition** | |
| 2.1.1 | Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains). | 4 | All | Slab on grade and grade beams. All appear in good condition. | $ - |
| 2.1.2 | Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). | 4 | All | Block structure, appears in good condition. | $ - |
| 2.1.3 | Roof structure (i.e., signs of bending, cracking, voids, rust, stains). | 4 | All | Flat roofs throughout.<br>Structurally in good condition. | $ - |
| Other | | | | | $ - |

| Section 2 | Building Exterior | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **2.2** | **Roofing and Skylights**<br>***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.*** | | **Bldg. Section or Roof Section** | **Description/Condition/Age** | |
| 2.2.1 | Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components). | 4 | All | Roof balasted with sidewalk size concrete slabs.<br>Gym roof tar and gravel.<br>No leaks reported or observed. | $ - |
| 2.2.2 | Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads). | 2 | All | Via ladder only. Adequate.<br>Hoods, chimneys on roofs.<br>1969 entry canopies drain poorly, new downspouts required. | $ 600.00 |
| 2.2.3 | Control of ice and snow falling from roof. | 4 | All | No issues. All roofs drain internally | $ - |
| 2.2.4 | Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals). | N/A | | | $ - |
| Other | | | | | $ - |

| Section 2 | Building Exterior | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **2.3** | **Exterior Walls/Building Envelope** | | **Bldg. Section** | **Description/Condition** | |
| 2.3.1 | Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains). | 4 | All | Combination, painted stucco, metal panels and brick. All in good condition and appearance. | $ - |
| 2.3.2 | Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint). | 3 | All | Fascias galvanized metal discolored.<br>New pre-finished metal recommended, also over plywood canopy faces. | $ 18,500.00 |
| 2.3.3 | Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy). | 4 | All | No evidence of air leakage through envelope. All surfaces in good condition. | $ - |
| 2.3.4 | Interface of roof drainage and ground drainage systems. | 4 | All | Good, no issues. All roofs drain internally. | $ - |
| 2.3.5 | Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots). | 4 | All | Good, no issues. No signs of cracks or deterioration due to air movement. | $ - |
| Other | | | | | $ - |

| Section 2 | Building Exterior | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **2.4** | **Exterior Doors and Windows** | | **Bldg. Section** | **Description/Condition** | |
| 2.4.1 | Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 2 | All | Good condition for most except for daycare doors that require replacement. Daycare access doors in poor condition. | $ 2,800.00 |
| 2.4.2 | Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 4 | All | In good condition. Latches and closers in good operating condition. | $ - |
| 2.4.3 | Exit door hardware (i.e., safety and/or code concerns). | 4 | All | No concerns. All panic hardware in good operating condition. | $ - |
| 2.4.4 | Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 5 | All | Aluminum, new window inserts, metal clad frames. | $ - |
| 2.4.5 | Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 5 | All | Aluminum windows in excellent condition. (All windows replaced in 1999) | $ - |
| 2.4.6 | Building envelope (i.e., signs of heavy condensation on doors or windows). | 4 | All | No signs of condensation, good condition throughout. | $ - |
| Other | | | | | |
| | **Overall Bldg Exterior Condition & Estim Costs** | | | | $ 21,900.00 |

| Section 3 | Building Interior - Overall Conditions | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **3.1** | **Interior Structure** | | **Bldg. Section** | **Description/Condition** | |
| 3.1.1 | Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling). | 4 | 1966<br>1969 | All concrete block in good condition.<br>Concrete block and drywall in good condition. | $ - |
| 3.1.2 | Floors (i.e., signs of cracks, heaving, settlement). | 3 | 1969 | Two exit hallways, cracks in concrete floor. Sheet flooring cracked.<br>Replacement recommended.<br>All slab on grade. | $ 22,000.00 |
| Other | | | | | $ - |
| **3.2** | **Materials and Finishes** | | **Bldg. Section** | **Description/Condition** | |
| 3.2.1 | Floor materials and finishes. | 3 | 1966<br><br><br>1969 | Halls and classrooms vinyl tile - good condition.<br>Library and offices carpeted - worn and dusty.<br><br>Carpeted throughout - worn and dusty.<br>Hallways vinyl tile and some sheet flooring - good condition.<br>Replace carpet with tile throughout. | $ 26,000.00 |
| 3.2.2 | Wall materials and finishes. | 4 | 1966<br><br>1969 | Concrete block painted, good condition.<br><br>Combination of concrete block and drywall painted - good condition. | $ - |
| 3.2.3 | Ceiling materials and finishes. | 4 | 1966<br><br>1969<br>Gym | Tentest ceiling tile - reasonable.<br><br>Combination of T-bar and tentest - reasonable.<br>Wood beams, tentest tile, all painted - good condition. | $ - |

| Section 3 | Building Interior - Overall Conditions | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **3.2** | **Materials and Finishes (cont'd)** | | **Bldg. Section** | **Description/Condition** | |
| 3.2.4 | Interior doors and hardware. | 4 | All | Painted metal door frames, good condition.<br>Painted wood doors - good condition.<br>Hardware in good condition. | $ - |
| 3.2.5 | Millwork | 4 | All | Older, but in good condition.<br>Repainted as part of 1999 upgrading. | $ - |
| 3.2.6 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs). | 4 | All | All whiteboards, tackboards throughout. Adequate. | $ - |
| 3.2.7 | Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment). | 4 | All | Two basketball hoops, volleyball set.<br>Gymnastics equipment,<br>Hardwood floor - older but in good condition. | $ - |
| 3.2.8 | Washroom materials and finishes. | 4 | All | Floor - Mosaic tile<br>Walls - Ceramic tile<br>Ceilings - Drywall painted.<br>Metal toilet partitions<br>All in good condition. | $ - |
| Other | | | | | $ - |

| Section 3 | Building Interior - Overall Conditions | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| 3.3 | **Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is*** | | **Bldg. Section** | **Description/Condition** | |
| | | | | | |
| 3.3.1 | Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. | 4 | All | Combination of non combustible and combustible construction.<br>Non-sprinklered. | $ - |
| 3.3.2 | Fire separations (i.e., between buildings, wings, zones if non-sprinklered). | 4 | All | Adequate. | $ - |
| 3.3.3 | Fire resistance rating of materials (i.e., corridor walls and doors). | 4 | All | Appears adequate | $ - |
| 3.3.4 | Exiting distances and access to exits. | 4 | All | Adequate. | $ - |
| 3.3.5 | Barrier-free access. | 2 | All | No automatic door openers.<br>W.C. provided | $ 6,000.00 |
| 3.3.6 | Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). | 4 | All | No audit available. Presence of hazardous materials not suspected. | $ - |
| 3.3.7 | Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) | 4 | All | Dusty carpets<br>Otherwise no issues. | $ - |
| Other | | | | | |
| | **Overall Bldg. Interior Condition & Estim Costs** | | | | $ 54,000.00 |

| Section 4 | Mechanical Systems | Rating | | Comments/Concerns | Estim. Cost |
|---|---|---|---|---|---|
| **4.1** | **Mechanical Site Services** | | | | |
| 4.1.1 | Site drainage systems (i.e., surface and underground systems, catch basins). | 5 | | The site drainage system is surface type system and is in good condition. No water accumulation was identified around the building | |
| 4.1.2 | Exterior plumbing systems (i.e., irrigation systems, hose bibs). | 5 | | The irrigation system does not exist. The NFHB are in fair condition. | |
| 4.1.3 | Outside storage tanks. | N/A | | None | |
| Other | | | | | |
| **4.2** | **Fire Suppression Systems** | | **Bldg. Section** | **Description/Condition** | |
| 4.2.1 | Fire hydrants and Siamese connections. | N/A | | None | |
| 4.2.2 | Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). | 5 | | The standpipe system is in good condition. | |
| 4.2.3 | Hand extinguishers, blankets and showers (i.e., in CTS areas). | 4 | All sections | Fire extinguishers are in fair condition. | |
| 4.2.4 | Other special situations (e.g., flammable storage areas, science labs, CTS areas). | N/A | All section | None are required. | |
| Other | | | | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **4.3** | **Water Supply and Plumbing Systems** | | **Bldg. Section** | **Description/Condition** | |
| 4.3.1 | Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply). | 5 | All sections | Domestic water supply is from the water main in the street (municipal water supply ). There is no problem with water pressure, volume and water quality. | |
| 4.3.2 | Water treatment system(s). | 5 | All sections | The domestic water supply is from the City Main. The water is treated and is in good condition. | |
| 4.3.3 | Pumps and valves (including Backflow prevention valves). | 5 | All sections | The domestic water circulation pumps and valves are in good condition. | |
| 4.3.4 | Piping and fittings. | 5 | All sections | All piping and fittings are not showing evidence of corrosion and are in fair condition. | |
| 4.3.5 | Plumbing fixtures (i.e., toilets, urinals, sinks) | 4 | All sections | All plumbing fixtures have individual isolation valves, meet all code requirements and are in fair condition. | |
| 4.3.6 | Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation). | 5 | All sections | The domestic hot water system consists of one (1) RUUD natural gas fired heater. The capacity and conditions are good. | |
| 4.3.7 | Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic). | 5 | All sections | The sanitary sewer system including sumps and pits is municipal type of system and is in fair condition. Storm system inside of the building is also in fair condition. | |
| Other | | | | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **4.4** | **Heating Systems** | | **Bldg. Section** | **Description/Condition** | |
| 4.4.1 | Heating capacity and reliability (including backup capacity). | 3 | All sections | The existing hot water heating boiler plant consist of one (1) natural gas fired Peerless original boiler and two (2) heating pumps. The system is not complete with glycol. The heating capapcity and buckup are poor. The new boiler plant is recommended. | $30,000 |
| 4.4.2 | Heating controls (including use of current energy management technology. | 4 | All sections | The existing mechanical system is using pneumatic control system. No DDC control system is applied to all components of mechanical system. | |
| 4.4.3 | Fresh air for combustion and condition of the combustion chimney. | 4 | All sections | The existing combustion air is sufficient and chimney is in good condition. | |
| 4.4.4 | Treatment of water used in heating systems. | 4 | All sections | The existing chemical pot feeder is in accessible location and Is in fair condition. | |
| 4.4.5 | Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating). | 4 | All sections | Each boiler is complete with low water cutoff device and remote alarm system. All are in fair condition. | |
| 4.4.6 | Heating air filtration systems and filters. | 4 | All sections | All crtridge filters are clean and in fair condition | |
| 4.4.7 | Heating humidification systems and components. | N/A | All sections | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **4.4** | **Heating Systems (cont'd)** | | **Bldg. Section** | **Description/Condition** | |
| 4.4.8 | Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators). | 4 | All sections | The hot water heaating system is in poor condition. The ductwork serving entire school is in poor condition. The new hot water perimeter radiation system is required. | $120,000 |
| 4.4.9 | Heating piping, valve and/or duct insulation. | 4 | All sections | The thermal insulation on the existing ductwork and piping system is in fair condition. | |
| 4.4.10 | Heat exchangers. | 3 | All sections | All heat exchangers serving air handling units and boilers are in poor condition. | included in 4.4.8 |
| 4.4.11 | Heating mixing boxes, dampers and linkages. | N/A | All sections | | |
| 4.4.12 | Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces). | 4 | All sections | The hot water unit heaters and coils system serving the Gymnasium, Library and Music Room are in fair condition. The system does not require modification. | |
| 4.4.13 | Zone/unit heaters and controls. | 4 | All sections | All unit heaters and entrance forced flow heaters are complete with thermostats and are in good condition | |
| Other | | N/A | | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **4.5** | **Ventilation Systems** | | **Bldg. Section** | **Description/Condition** | |
| 4.5.1 | Air handling units capacity and condition. | 3 | All sections | The existing two (2) air handling units, one (1) unit serving Gymnasium, second serving the rest of the school, are completed with reheat coil and overhead ductwork. Each air handling unit canot meet the present ventilation codes and the ASHRAE 62-1989 Standards. The new indoor mounted air handling units are recommended. | $150,000 |
| 4.5.2 | Outside air for the occupant load (if possible, reference CFM/occupant). | 3 | All sections | All air handling units are not capable to provide required minimum 15.0 CFM/student of outside air. | included in 4.5.1 |
| 4.5.3 | Air distribution system (if possible, reference number of air changes/hour). | 3 | All sections | The air distribution system is via under floor. The air changes provided to each Classroom are set at 4 and canot meet present codes. Therefore, the new via ceiling space air distribution system is recommended. | in 4.5.1 |
| 4.5.4 | Exhaust systems capacity and condition. | 4 | All sections | All exhaust fans have sufficient capacity and are in good condition. | |
| 4.5.5 | Separation of out flow from air intakes. | 4 | All sections | Are set at min. 10 Ft. which is acceptable | |
| 4.5.6 | Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas). | N/A | All sections | | |
| Other | | | | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **4.5** | **Ventilation Systems (cont'd)** | | **Bldg. Section** | **Description/Condition** | |
| | ***Note: Only complete the following items if there are separate ventilation and heating systems.*** | | | | |
| 4.5.7 | Ventilation controls (including use of current energy management technology). | 4 | All sections | The ventilation system is not using DDC pneumatic control system, which is current technology system. | |
| 4.5.8 | Air filtration systems and filters. | 4 | All sections | Air filtration system consists of med- efficiency replaceable filters, which are in fair condition. | |
| 4.5.9 | Humidification system and components. | N/A | All sections | | |
| 4.5.10 | Heat exchangers. | N/A | All sections | | |
| 4.5.11 | Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages). | 3 | All sections | The ventilation distribution system and components are in poor condition. The new system is required. | included in 4.5.3 |
| Other | | | | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **4.6** | **Cooling Systems** | | **Bldg. Section** | **Description/Condition** | |
| 4.6.1 | Cooling system capacity and condition (i.e., chillers, cooling towers, condensers). | N/A | | None | |
| 4.6.2 | Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages) | N/A | | | |
| 4.6.3 | Cooling system controls (including use of current energy management technology). | N/A | | | |
| 4.6.4 | Special/dedicated cooling systems (i.e., labs, CTS areas). | N/A | | | |
| Other | | | | | |
| **4.7** | **Building Control Systems** | | **Bldg. Section** | **Description/Condition** | |
| 4.7.1 | Building wide/system wide control systems and/or energy management systems. | 3 | All sections | The existing control system is pneumatic control sysytem and is not using the current energy management technology. The new DDC control system is recommended. | $90,000 |
| | **Overall Mech Systems Condition & Estim. Costs** | | | | $390,000 |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **5.1** | **Site Services** | | | | |
| 5.1.1 | Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground). | 3 | | Underground electrical service is 400A, 3 Phase 120/208V. Installed in 1966. The peak demand in the last 12 months was 76.8kVA = 213A. The service is original and in poor condition. Provide new distribution system. | $20,000.00 |
| 5.1.2 | Site and building exterior lighting (i.e., safety concerns). | 2 | | The Building Lighting is poor. No lighting on the north and south side of the building. Provide new HID wall paks around the perimeter. | $5,000.00 |
| 5.1.3 | Vehicle plug-ins (i.e., number, capacity, condition). | 3 | | Inadequate capacity to handle all staff and teachers. Total of eight (8) existing car plugs. Provide four (4) additional car plugs in existing lot. Thirty (30) cct car plug panel with 20 spaces. | $2,000.00 |
| Other | | | | | |
| **5.2** | **Life Safety Systems** | | **Bldg. Section** | **Description/Condition** | |
| 5.2.1 | Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested). | 4 | 1966 | The fire alarm control panel is a Simplex 4002 and was installed in 1988. Tested on an annual basis. Twelve (12) zone panel, with five (5) spare zones. | |
| 5.2.2 | Emergency lighting systems (i.e., safety concerns, condition). | 3 | All | Emergency lighting is in good condition. The battery packs and remote heads are old tungston style. Insufficient lighting for path of egress. Provide additional battery packs and remote heads. | $3,000.00 |
| 5.2.3 | Exit lighting and signage (i.e., safety concerns, condition). | 3 | All | Exit signs are old incandescent style. Retrofit with new LED strips. | $1,300.00 |
| Other | | 2 | All | There are five (5) existing bells. Provide five (5) new strobe lights. Provide two (2) additional bell/strobe combinations to enhance audibility throughout school. Insufficient fire alarm bells in gym and corridor. | $1,800.00 |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **5.3** | **Power Supply and Distribution** | | **Bldg. Section** | **Description/Condition** | |
| 5.3.1 | Power service surge protection. | N/A | | | |
| 5.3.2 | Panels and wireways capacity and condition. | 3 | All | Panels are at 95% of capacity. Provide two (2) new panels to handle additional requirements for dedicated circuits. | $1,500.00 |
| 5.3.3 | Emergency generator capacity and condition and/or UPS (if applicable). | 4 | 1966 | The computer server is on a UPS APC 1000 backup. | |
| 5.3.4 | General wiring devices and methods. | 4 | All | Wiring is in good condition. Original to building sections. All wiring is run in conduit. | |
| 5.3.5 | Motor controls. | 4 | All | Controls are in excellent condition. Andover AC256M plus control system. All controls are set and monitored by Edmonton School facilities management downtown. | |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| | | | | | |
| **5.4** | **Lighting Systems** | | **Bldg. Section** | **Description/Condition** | |
| 5.4.1 | Interior lighting systems and components (i.e., illumination levels, conditions, controls). | 3 | 1966 | Computer Lab 680 Lux; Library 63 Lux; Classroom 830 Lux; Office Area 1050 Lux; Gym 350 Lux; Day Care 530 Lux; Science Lab 560 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps. | $109,080.00 |
| | | | 1969 | Music Room 750 Lux; Classrooms 780 Lux; | |
| | | | | The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps. | |
| 5.4.2 | Replacement of ballasts (i.e., health and safety concerns). | 4 | All | NO PCB Ballasts. All PCB Ballasts have been replaced. | |
| 5.4.3 | Implementation of energy efficiency measures and recommendations. | 3 | All | Upgrade all T12 magnetic ballasts and lamps to T8 electronic ballasts and energy efficient lamps. Computerized energy management system was installed for mechanical and electrical energy savings. | See 5.4.1 |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **5.5** | **Network and Communication Systems** | | **Bldg. Section** | **Description/Condition** | |
| 5.5.1 | Telephone system and components (i.e., capacity, reliability, condition). | 4 | 1966 | There are three (3) outside lines and one (1) fax line. Nitsuko Telephone System is in good condition. | |
| 5.5.2 | Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV). | 4 | 1966 | P.A. System is in good condition. Petcom 2200. No cable TV, Satellite or CCTV. | |
| 5.5.3 | Network cabling (if available, should be category 5 or better). | 4 | All | Category 5 installed in 1997. Installed in classrooms, office area and computer lab. | |
| 5.5.4 | Network cabling installation (i.e., in conduit, secured to walls or tables). | 4 | All | Data cabling is free aired above ceiling space, tie wrapped together. PacPoles are utilized in Library for data drops. | |
| 5.5.5 | Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth). | 3 | 1966 | Adequate capacity for growth. There is no ventilation, room is hot. Provide ventilation. Located in locked storage room. 120 port patch panel, 50% capacity, 48 port hub, 95% capacity. | $2,500.00 |
| 5.5.6 | Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers). | 3 | All | No dedicated circuits. Provide new dedicated circuit in each classroom, server room, and office area. | $1,000.00 |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **5.6** | **Miscellaneous Systems** | | **Bldg. Section** | **Description/Condition** | |
| 5.6.1 | Site and building surveillance system (if applicable). | N/A | | | |
| 5.6.2 | Intrusion alarms (if applicable). | 4 | All | Telsco monitoring system with motion sensors in corridors. The system is in good condition. No key-pad access. Master on/off switch in Janitor Room. | |
| 5.6.3 | Master clock system (if applicable). | 4 | 1966 | Master clock system is an Edwards Master Standby Regulator. Original to building. Good operating condition. | |
| Other | | | | | |
| **5.7** | **Elevators/Disabled Lifts (If applicable)** | | | | |
| 5.7.1 | Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors). | N/A | | | |
| 5.7.2 | Condition of elevators/lifts. | N/A | | | |
| 5.7.3 | Lighting and ventilation of elevators/lifts. | N/A | | | |
| Other | | | | | |
| | **Overall Elect. Systems Condition & Estim Costs** | | | | $147,180.00 |

| Section 6 | Portable Buildings | Rating | Comments/Concerns | Estim. Cost |
|---|---|---|---|---|
| | ***Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.*** | | **Not Applicable** | |
| 6.1.1 | Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains). | | | $ - |
| 6.1.2 | Roof materials and components (i.e., signs of deterioration, leaks, ice build-up). | | | $ - |
| 6.1.3 | Exterior wall finishes (i.e., signs of deterioration, cracks, water stains). | | | $ - |
| 6.1.4 | Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals). | | | $ - |
| 6.1.5 | Interior finishes (i.e., floors, walls, ceiling). | | | $ - |
| 6.1.6 | Millwork (i.e., counters, shelving, vanities, cabinets). | | | $ - |
| 6.1.7 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs) | | | $ - |
| 6.1.8 | Heating system. | | | |
| 6.1.9 | Ventilation system. | | | |
| 6.1.10 | Electrical, communication and data network systems. | | | |
| 6.1.11 | Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials). | | | $ - |
| 6.1.12 | Barrier-free access. | | | $ - |
| | **Overall Portable Bldgs Condition & Estim Costs** | | | $ - |

| Section 7 | Space Adequacy | This Facility | | | Equiv. New Facility | | | Surplus/ Deficiency | Comments/Concerns |
|---|---|---|---|---|---|---|---|---|---|
| | | No. | Size | Total Area | No. | Size | Total Area | | |
| 7.1 | Classrooms | 12 | 88.07 | 1056.84 | 10 | 80 | 800 | 256.84 | |
| 7.2 | Science Rooms/Labs | | | | 1 | | 95 | -95 | |
| 7.3 | Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,) | 1<br>1 | 82.20<br>164.40 | 246.60 | 1<br>2 | 130<br>90 | 310 | -63.4 | |
| 7.4 | Gymnasium (incl. gym storage) | 1<br>1<br>1 | 223.00<br>15.70<br>38.80 | 277.60 | 1<br>1 | 430<br>43 | 473 | -195.4 | |
| 7.5 | Library/Resource Areas | | | 168.1 | 1 | | 160 | 8.1 | |
| 7.6 | Administration/Staff, Physical Education, Storage Areas | | | 185.7 | | | 381 | -195.3 | |
| 7.7 | CTS Areas | | | | | | | | |
| | 7.7.1 Business Education | | | | | | | | |
| | 7.7.2 Home Economics | | | | | | | | |
| | 7.7.3 Industrial Arts | | | | | | | | |
| | 7.7.4 Other CTS Programs | | | | | | | | |
| 7.8 | Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area) | | | 792.46 | | | 807 | -14.54 | |
| | **Overall Space Adequacy Assessment** | | | 2727.3 | | | 3025 | -298.7 | |

| Evaluation Component/ Sub-Component | Additional Notes and Comments |
|---|---|
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