

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Elizabeth Seton Elementary & Junior High School				School Code:	8230
Location:	3711 - 135th Avenue, Edmonton, Alberta				Facility Code:	2034
Region:	Central				Superintendent:	Mr. Garnet McKee
Jurisdiction:	Edmonton Roman Catholic Schools Regional Division #40				Contact Person:	Mr. Ken Yakimovich
					Telephone:	(780) 453-4500
Grades:	K - IX				School Capacity:	635
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	1977	1	3261.2	Masonry construction, Flat roofs, Brick and metal panel exterior trim with stucco canopy	Consists of Hot Water Heating system, served by two (2) Ray-pak hot water heating boilers, located in this section of the school. The ventilation system consists of two (2) outdoor mounted air handling units with hot water heating coils and overhead ductwork.	The Boiler Plant serving original school is in good condition. The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
Additions/ Expansions	1994	1	1115.1	Masonry construction, Flat roofs, brick exterior.	Consists of Hot Water Heating system, served by one (1) Ray-pak hot water heating boiler, located in the 1977 section of the school. The ventilation system consists of four (4) rooftop air handling units with hot water heating coils and overhead ductwork.	Addition of second gym, CTS lab and classrooms. Mech: The Boiler Plant serving Additions of the school is in good condition. The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
					Evaluator's Name:	Janusz Najfeldt
					& Company:	Najfeldt Architect

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Upgrading/ Modernization (identify whether minor or major)	1994	1	582.50	Major modernization. Interior finishes upgrade to 1977 building.		
	1987	1	70.40	Minor modernization.		
	1995		84.00	Reroofing of a single portable classroom.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1978		498.90	Wood construction. Wood siding, flat roof.	The attached five (5) portable classroom are served by natural gas fired Flame Master furnaces.	Permanently attached on south side.
	1984		334.00	Wood construction. Wood siding, flat roof.	The other attached four (4) portable classrooms are served by natural gas fired Palm - Air furnaces	Permanently attached on east and south side.
	1989		83.50	Wood construction. Wood siding, flat roof.		Free standing unit.
	1989		83.50	Wood construction. Wood siding, flat roof.	The free-standing one (1) portable classroom is served by one (1) natural gas fired Palm - Air furnace.	Free standing unit. Mech: The Palm - Air furnaces and Air Co furnaces serving this attached portable classrooms are in poor condition. The existing ventilation system cannot provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes. It is recommend to replace all furnaces with a high efficiency furnaces.
List of Reports/ Supplementary Information	Fire alarm test conducted in 1999					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Improve drainage, provide catch basin. Expand parking lot. Replace paving slab walkways with concrete walkways.	\$ 55,500.00
2	Building Exterior	Roofing inspection recommended. Repaint soffit over front entrance.	\$ 245,500.00
3	Building Interior	Replace washroom glooring. Lower washroom fixtures for elementary school W.C. Provide automatic opener.	\$ 35,800.00
4	Mechanical Systems	The existing hot water heating system shall be reused. However, the hot water heating system shall be extended to the Gymnasium and rooms #155 and 156. The main school ventilation system cannot meet ASHRAE 62-1989 Standard and present ventilation code requirements. Therefore, the modification to the ductwork system serving the 1977 section of the school is required.	\$ 250,000.00
5	Electrical Systems	The electrical distribution is in good condition. Retrofit all luminaires to new energy efficient T8 lamps and electronic ballast. Provide additional exterior lighting. Upgrade fire alarm system to current code.	\$ 195,900.00
6	Portable Buildings	Provide new roofs and conduct investigation. Replace some flooring. Provide new furnaces, new high efficient furnaces recommended.	\$ 204,400.00
7	Space Adequacy:		
	7.1 Classrooms	Somewhat excessive	155.50
	7.2 Science Rooms/Labs	Deficient	-199.90
	7.3 Ancillary Areas	Deficient	-30.90
	7.4 Gymnasium	Excessive	337.30
	7.5 Library/Resource Areas	Deficient	-95.70
	7.6 Administration/Staff Areas	Somewhat Deficient	-67.30
	7.7 CTS Areas	Slightly Excessive	28.40
	7.8 Other Non-Instructional Areas (incl. gross-up)	Somewhat excessive	44.80
	Overall School Conditions & Estim. Costs		172.20 \$ 987,100.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Large site, adequate size	\$ -
1.1.2	Outdoor athletic areas.	4	Two soccer fields, baseball diamonds, asphalt play pad with six basketball hoops. Adequate.	\$ -
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Large playground on sand base. Equipment in good condition.	\$ -
1.1.4	Site landscaping.	4	Grass throughout, minimal landscaping. Considered adequate.	\$ -
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	No fencing, one flag pole, Guard rails at parking stalls Bike stands in fenced off area. Considered adequate	\$ -
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	One area at north east corner, lowest area, drains poorly, provide catch basin.	\$ 15,000.00
1.1.7	Evidence of sub-soil problems.	N/A		\$ -
1.1.8	Safety and security concerns due to site conditions.	N/A		\$ -
Other				\$ -

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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	Two access points for vehicles, adequate. Good pedestrian access.	\$ -
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A		\$ -
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site along the street. On-site bus zone on north side for special ed. only. (B.D.P. program). Considered adequate.	\$ -
1.2.4	Fire vehicle access.	4	Adequate	\$ -
1.2.5	Signage.	4	Main sign on building.	\$ -
Other				\$ -

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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).	3	22 on asphalt, 8 on gravel and 8 on grass (44 staff) Parking inadequate, no visitor parking on-site. Overflow parking on north of building not energized. Provide additional paved parking.	\$ 28,000.00
1.3.2	Layout and safety of parking lots.	4	Traffic congestion in front of the building. Building poorly placed in relation to streets - observation only.	\$ -
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt mostly, some gravel - in poor condition. Paved area drains well. Gravel and grass area drains poorly.	See 1.3.1
1.3.4	Layout and safety of sidewalks.	4	Layout adequate. Concerns with uneven paving blocks, tripping hazard.	See 1.3.5
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks and paving blocks. Paving block hazard, replace with concrete.	\$ 12,500.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Provided.	\$ -
Other				\$ -
	Overall Site Conditions & Estimated Costs			\$ 55,500.00

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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	Concrete grade beams. No evidence of damage or deterioration.	\$ -
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Concrete block, load bearing walls, no sign of distress.	\$ -
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Steel beams, OWSJ joists and Q-deck, all in good condition.	\$ -
Other					\$ -

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>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</i>		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).	2	1977	Balasted inverted roof system. South end area insulation is lifting. No matt under balast. History of on-going leakage problems.	\$ 244,500.00
			1994	Recommend comprehensive roofing inspection report. Appears good, but should be included in the study.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	All	Roof access from within building - good condition. Chimney leaks at roof.	See 2.2.1
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).	4	All	Sidelights - no signs of leakage. Appears to be in good condition.	\$ -
Other					\$ -

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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	1977	Brick veneer chipping at north entrance. Entry pad too tight to brick. Satisfactory for now.	\$ -
			All	Brick veneer throughout, in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1977	Stucco soffit over front entrance. Wet stain, old roof leak. Repaint stucco.	\$ 1,000.00
			All	Parapet flashings in good condition.	
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 movement through building envelope.	\$ -
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	Concrete block walls - painted. No issues, walls appear in good condition.	\$ -
Other					\$ -

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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).	4	All	Good condition, no issues observed. Painted steel doors in steel frames, seals and glass in good condition.	\$ -
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Latches, closers and accessories in good condition.	\$ -
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	No issues, or safety concerns. All panic hardware operational, in good condition.	\$ -
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Aluminum with integrated venetian blinds. Fixed bottom panel and awning top openers. In good condition. Protective stel mesh installed to all windows provides "jail" like appearance, but reduces maintenance.	\$ -
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	In good condition, all operational.	\$ -
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	N/A			\$ -
Other					\$ -
Overall Bldg Exterior Condition & Estim Costs					\$ 245,500.00

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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	All	Concrete block throughout. Interior walls in good condition. No cracks or poor appearance.	\$ -
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Slab on grade floors in good condition, no signs of movement.	\$ -
Other					\$ -
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4	All	Carpet in office area, library and computer lab. Hallways and classrooms VCT tile - good condition. Carpet is in good condition.	\$ -
3.2.2	Wall materials and finishes.	4	All	Concrete block painted throughout. Some drywall partitions. All in good condition.	\$ -
3.2.3	Ceiling materials and finishes.	4	All	T-Bar ceiling - good condition. Exposed metal ceiling in gym - good condition.	\$ -

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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	Metal frame and metal doors painted. Wood doors painted all in good condition.	\$ -
3.2.5	Millwork	4	All	MDF with plastic laminate tops. Good condition throughout.	\$ -
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Lockers in good condition. Whiteboards throughout.	\$ -
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Large gym - six basketball hoops, sports flooring. Small gym - five basketball hoops, gymnastics equipment. All in good condition.	\$ -
3.2.8	Washroom materials and finishes.	3	All	Floor - Desco coating - cracking, in poor condition. Replace. Walls - Painted block - good condition. Ceiling - Drywall painted - good condition. Concrete painted in Junior high. Metal toilet partitions - in good condition.	\$ 16,000.00
Other		3		Replace flooring in kindergarten W.C. - poor condition. Lower urinals and vanities for elementary school children. Refinish walls.	\$ 13,800.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>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</i> 3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. 3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered). 3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors). 3.3.4 Exiting distances and access to exits. 3.3.5 Barrier-free access. 3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). 3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) Other		Bldg. Section	Description/Condition	
		4	All	Non combustible construction, non-sprinklered.	\$ -
		4	All	Separations appear adequate	\$ -
		4	All	Appear adequate.	\$ -
		4	All	Adequate.	\$ -
		3	All	No automatic door entry. Provide openers. W.C. and access provided.	\$ 6,000.00
		4	All	Audit not available. No presence of hazardous materials suspected.	\$ -
		N/A			\$ -
	Overall Bldg. Interior Condition & Estim Costs				\$ 35,800.00

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).	4	All sections	The site drainage system is surface type system and is in fair condition. Some water accumulation was identified around the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All sections	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).	N/A		None is required	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All sections	Fire extinguishers are in good condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		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).	4	All sections	Domestic water supply is from the water main in the street (city water supply). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	4	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).	4	All sections	The domestic water circulation pumps and valves are in good condition.	
4.3.4	Piping and fittings.	4	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 good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All sections	The domestic hot water system consists of two (2) natural gas fired heaters. 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).	4	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					

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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).	4	All sections	The existing hot water heating boiler plant consists of two (2) natural gas fired Ray-Pak boilers. The heating capacity and backup are fine.	
4.4.2	Heating controls (including use of current energy management technology).	4	All sections	The existing mechanical system is using pneumatic control system . 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 an accessible location and Is in good 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 good condition.	
4.4.6	Heating air filtration systems and filters.	4	All sections	All wire frame filters are clean and in good condition	
4.4.7	Heating humidification systems and components.	4	All sections	Humidification system consits of evaporative type of humidifiers. All are in fair condition.	

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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).	3	All sections	The hot water heating perimeter radiation and room reheat coils system is in good condition. The ductwork serving additions of school is in fine condition. Some modification is required to the heating system. It is recommended to extend Hot Water Heating System to sevre Room # 155 # 156.	\$20,000
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 good condition.	
4.4.10	Heat exchangers.	4	All sections	All heat exchangers serving air handling units and boilers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All sections	All mixing boxes are located within Mechanical Room and are in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All sections	The hot water heating reheat coil system serving the Library and Music Room are in fine condition. The system does require modification. The hot water heating radiation is not installed in some areas of the school such as (1994) Gymnasium , rooms 155,156. It is recommended to extend Hot Water Heating System to serve Gymnasium .	\$30,000
4.4.13	Zone/unit heaters and controls.	3	All sections	All unit heaters and entrance forced flow heaters are complete with thermostats and are in good condition. The system does require modification. It is recommend one (1) entrance forced flow heater complete with thermostat in hallway to free-standing portable classroom.	\$10,000
Other		N/A			

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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.	4	All sections	The existing six (6) air handling units, two (2) unit serving Gymnasiums and the rest are serving the other areas of the are in fine condition. All air handling units can meet the present ventilation codes and the ASHRAE 62-1989 Standards.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All sections	All air handling units are capable to provide required minimum 15.0 CFM/student of outside air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	All sections	The air distribution system is via ceiling space. The air changes provided to each Classroom are not sufficient	The cost is included in Item 4.5.11
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).	4	1994	The fume extraction and dust collection system is in fine condition for the I. A. area.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)				
			Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
	4.5.7 Ventilation controls (including use of current energy management technology).	4	All sections	The ventilation system is using pneumatic DDC control system, which is in good condition.	
	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.	4	All sections	The humidification system is in good condition.	
	4.5.10 Heat exchangers.	4	All sections	The water and gas heat exchanger is in good condition.	
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers,	2	1977	The ventilation distribution system and components are in poor condition and diffusers are noisy. It is recommended a new air distribution system	\$175,000
	Other				

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems	N/A			
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 DDC control system and is using the current energy management technology. Some upgrading of DDC control system is required with new ventilation.	\$15,000
	Overall Mech. Systems Condition & Estim. Costs				\$250,000

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).	4		Underground electrical service 800A 3 Phase 120/208V. Installed in 1977. The peak demand in the last 12 months was 154 kVA = 428A. The service is original and in good condition.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		The Building Lighting is in good condition. HID wall packs around perimeter of building. Staff parking lot very dim and requires additional lighting. Provide two new HID wall packs on west side of school.	\$ 1,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		Inadequate capacity to handle all staff and teachers. Total of 20 existing car plugs. Provide 10 new car plugs in overflow parking area.	\$ 6,000.00
	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	ALL	The fire alarm control panel is an Edwards 6500 and was installed in 1976. Tested on an annual basis. 12 zone panel, no spare zones. Control panel located in electrical room. Annunciator located at main entrance.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	ALL	Emergency lighting, is in poor condition. The battery packs and remote heads are original. Provide new battery packs and remote heads throughout school.	\$ 3,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	ALL	Exit signs are the old incandescent type. Retrofit existing exit lights with new energy efficient LED strips.	\$ 2,000.00
	Other	2	ALL	There are 11 existing bells. Provide 11 new strobe lights.	\$ 2,400.00

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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.	4	ALL	Panels are at 70% of capacity. Panels are original and in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1977	The computer server is on a UPS backup. 3 COM super stock II. Good condition.	
5.3.4	General wiring devices and methods.	4	ALL	Wiring is in good condition. Original to each building section. All wiring is copper run inside of conduit.	
5.3.5	Motor controls.	4	ALL	Controls are in good condition. Andover AC 256M Plus DDC Control system. Monitored by Catholic School Board in Central Edmonton.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

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).	2	1977	Computer Lab 600 Lux; Library 700 Lux; Classroom 600 Lux; Office Area 700 Lux; Gym 350 Lux; Science Lab 400 Lux; CTS Area 800 Lux; Arts Area 700 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	\$ 175,000.00
			1994	Classrooms 800 Lux; Home Economics 600 Lux; Staff Room 750 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 by maintenance.	
5.4.3	Implementation of energy efficiency measures and recommendations.	2	ALL	Upgrade all T12 magnetic ballasts and lamps to T8 electronic ballast and energy efficient lamps. Computerized energy management system was installed for mechanical and electrical energy savings.	See 5.4.1
Other					

School Facility Evaluation Project
Part II - Physical Condition

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	1977	There are 3 outside lines and 1 fax line. Nitsuko telephone system good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	1977	P.A. System is in poor condition. Dukane Petcom 2200. P.A. system requires maintenance. No CCTV, satellite or cable TV.	\$ 1,500.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	ALL	Category 5 installed 1977. Installed to each classroom and office.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	ALL	Free aired above ceiling space. Surface mounted wiremold in classrooms.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2	1977	Adequate capacity for growth. There is no ventilation. Provide new exhaust fan. 48 port hub located in general office. 100% capacity. Provide new 24 port hub.	\$ 4,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2	ALL	Provide new dedicated outlet in each classroom for computers	\$ 1,000.00
Other					

School Facility Evaluation Project
Part II - Physical Condition

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 and office area. The system is in good condition. On/off toggle switch.	
5.6.3	Master clock system (if applicable).	4	ALL	Master clock system is controlled from Edmonton Central Branch. Installed in 1997. Battery operated and 120V clocks in classrooms.	
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					\$195,900.00

School Facility Evaluation Project
Part II - Physical Condition

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		1978, Attached on south side. 4 Classrooms.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood construction on wood grade beams. All in good condition.	\$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Roof leakage in hallways. Water ponding on roofs. Examine roofs for water entry and implement recommendations for remedial work.	\$ 30,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Wood siding painted, in good condition.	\$ -
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Wood doors in metal frames. Both painted, in good condition. Aluminum window inserts in wood frames, good condition.	\$ -
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	VCT tile floors - good condition. T-Bar ceiling - replace damaged tiles. Drywall painted - good condition.	\$ 1,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Painted plywood, good condition.	\$ -
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Whiteboards and tackboards throughout - adequate.	\$ -
6.1.8	Heating system.	2	The heating system consists of individual classroom gas fired furnaces. It is recommended to replace all furnaces with a high efficiency furnaces .	\$ 20,000.00
6.1.9	Ventilation system.	2	The ventilation system is provided by individual classroom gas fired furnaces. The system cannot meet standards for portable classroom application. Therefore, new high efficiency furnaces are recommend .	\$ 20,000.00
6.1.10	Electrical, communication and data network systems.	3	1978 - Classrooms 600 Lux; Computers networked to server. Upgrade existing luminaires to new T8 lamps and electronic ballasts. Electrical system is in good condition.	\$ 20,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	1978 - There are 2 existing fire alarm bells. Provide 2 new strobe lights. Provide new LED exit lights.	\$ 700.00
6.1.12	Barrier-free access.	4	Provided.	\$ -
	Overall Portable Bldgs Condition & Estim Costs			\$ 91,700.00

School Facility Evaluation Project
Part II - Physical Condition

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		1981, Attached on south and southeast side. 4 Classrooms.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood construction on wood grade beams. All in good condition.	\$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Evidence of roof leakage. Roofing inspection recommended.	\$ 20,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Wood siding, painted - in good condition.	\$ -
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Wood doors in metal frames. Both painted, in good condition. Aluminum window inserts in wood frames, good condition.	\$ -
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	T-Bar ceilings - replace damaged tiles. Floors - VCT tile - good condition. Walls - drywall painted - good condition.	\$ 1,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Painted plywood, good condition.	\$ -
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Whiteboards and tackboards - adequate.	\$ -
6.1.8	Heating system.	2	The heating system consists of individual classroom gas fired furnaces. It is recommended to replace all furnaces with a high efficiency furnaces .	\$ 20,000.00
6.1.9	Ventilation system.	2	The ventilation system is provided by individual classroom gas fired furnaces. The system cannot meet standards for portable classroom application. Therefore, new high efficiency furnaces are recommend .	\$ 20,000.00
6.1.10	Electrical, communication and data network systems.	3	1981 - Classrooms 700 Lux; Computers networked to server. Upgrade existing luminaires to new T8 lamps and electronic ballasts. Electrical system is in good condition.	\$ 13,500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	1981 - There is 1 existing fire alarm bell. Provide 1 new strobe light Provide new LED exit lights.	\$ 500.00
6.1.12	Barrier-free access.	4	Provided.	\$ -
	Overall Portable Bldgs Condition & Estim Costs			\$ 75,000.00

School Facility Evaluation Project
Part II - Physical Condition

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		1961, Detached on east side (south). Single classroom.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood construction on wood grade beams. All in good condition.	\$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Appears in good condition.	\$ -
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Wood siding painted - in good condition.	\$ -
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Wood windows in good condition. Wood doors in wood frames in good condition.	\$ -
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Floor - VCT tile - good condition. Walls - Drywall - good condition. T-Bar ceiling - in good condition.	\$ -
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Plywood - adequate.	\$ -
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Chalkboards and tackboards - adequate.	\$ -
6.1.8	Heating system.	2	The heating system consists of individual classroom gas fired furnaces. It is recommended to replace all furnaces with a high efficiency furnaces .	\$ 5,000.00
6.1.9	Ventilation system.	2	The ventilation system is provided by individual classroom gas fired furnaces. The system cannot meet standards for portable classroom application. Therefore, new high efficiency furnaces are recommend .	\$ 5,000.00
6.1.10	Electrical, communication and data network systems.	3	1961 - Music Room 400 Lux; No computer network connections. Not required. Upgrade existing luminaires to new T8 lamps and electronic ballasts. Electrical system is in good condition.	\$ 3,500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	1961 - No fire alarm. Provide new LED exit lights.	\$ 250.00
6.1.12	Barrier-free access.	4	Provided.	\$ -
	Overall Portable Bldgs Condition & Estim Costs			\$ 13,750.00

School Facility Evaluation Project
Part II - Physical Condition

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		1961, Detached on east side (north). Single classroom.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood construction in good condition.	\$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Signs of past leakage. Examine roofing for water entry.	\$ 5,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Wood siding, painted - in good condition.	\$ -
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Wood windows in good condition. Wood doors in wood frames, painted, in good condition.	\$ -
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Floor - Carpet - replace T-Bar ceiling - Replace damaged tiles. Walls - Drywall painted - good condition.	\$ 4,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Plywood, older but functional	\$ -
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Whiteboards - adequate.	\$ -
6.1.8	Heating system.	2	The heating system consists of individual classroom gas fired furnaces. It is recommended to replace all furnaces with a high efficiency furnaces .	\$ 5,000.00
6.1.9	Ventilation system.	2	The ventilation system is provided by individual classroom gas fired furnaces. The system cannot meet standards for portable classroom application. Therefore, new high efficiency furnaces are recommend .	\$ 5,000.00
6.1.10	Electrical, communication and data network systems.	3	1989 - Music Room 400 Lux; No computer network connections. Not required. Upgrade existing luminaires to new T8 lamps and electronic ballasts. Electrical system is in good condition.	\$ 3,500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	1989 - No fire alarm. Provide new LED exit lights.	\$ 250.00
6.1.12	Barrier-free access.	3	Not provided, provide ramp.	\$ 1,200.00
	Overall Portable Bldgs Condition & Estim Costs			\$ 23,950.00

School Facility Evaluation Project
Part II - Physical Condition

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	18	75.30	1355.5	15	80	1200	155.5	
7.2	Science Rooms/Labs	1		110.1	2 1	95 120	310	-199.9	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1	157.80 94.60 116.70	369.1	1 3	130 90	400	-30.9	
7.4	Gymnasium (incl. gym storage)	1 1 1	528.30 266.80 76.20	871.3			534	337.3	Two gyms, main gym with stage.
7.5	Library/Resource Areas	1		164.3			260	-95.7	
7.6	Administration/Staff, Physical Education, Storage Areas			477.7			545	-67.3	
7.7	CTS Areas								
	7.7.1 Business Education	1		74.3	1		115	-40.7	
	7.7.2 Home Economics	1		130	1		160	-30	
	7.7.3 Industrial Arts	1		374.8	1		280	94.8	
	7.7.4 Other CTS Programs	1		164.3	1		160	4.3	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1284.8			1240	44.8	
	Overall Space Adequacy Assessment			5376.2			5204	172.2	

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments