

School Facility Evaluation Project
Part II - Physical Condition

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|------------------------------|--|----------------------|--------------------------------|--|---|---|
| School Name: | Ecole Frere Antoine Elementary | | | | School Code: | 8236 |
| Location: | 2850 Millwoods Road, Edmonton, Alberta | | | | Facility Code: | 2040 |
| 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 - VI | | | | School Capacity: | 575 |
| | | | | | | |
| 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 | 1982 | 1 | 2369.60 | Steel frame construction. Flat roofs, brick veneer and metal panel fascia. | Consists of Hot Water Heating system, served by two (2) Super-hot hot water heating boilers , located in this section of the school. The ventilation system consists of two (2) outdoor mounted Eng-Air air handling units complete 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. Therefore, the Mechanical Systems does not require modification. |
| Additions/ Expansions | 1983 | 1 | 708.50 | Steel frame construction. Flat roofs, brick veneer and metal panel fascia. | Consists of Hot Water Heating system, served by two (2) Super-hot hot water heating boilers , located in 1982 original section of the school. The ventilation system consists of one (1) indoor mounted Eng-Air air handling units complete with hot water coils and overhead ductwork. | The Boiler Plant serving all sections 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. Therefore, the Mechanical Systems does not require modification. |
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| | | | | | Evaluator's Name: | Janusz Najfeldt |
| | | | | | & Company: | Najfeldt Architect |

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|--|-----------------------------------|---|--------|--|--|---|
| Upgrading/ Modernization (identify whether minor or major) | 1998 | | | 1983 portables - carpet replaced with VCT tiles in four classrooms. | | |
| | 1997 | | | Science room conversion. | | |
| | 1996 | | | Four classrooms in portables - carpet replacement with VCT tile. | | |
| Portable Struct. (identify whether attached/perman. or free-standing/ relocatable) | 1982 | 1 | 747.20 | Wood frame construction. Wood siding, low slope roof. | The 1983 section consists of four (4) attached portable classrooms, served by four gas fired Palm - Air furnaces. The 1990 section consists of two (2) attached portable classrooms, served by two (2) gas fired AirCo (AH-130) furnaces. | Permanently attached at north side of 1982 building. Six classrooms. Permanently attached at south side of 1983 addition. Two classrooms. Mech: The Palm - Air furnaces and Air Co furnaces serving attached portable classrooms are 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 to a high efficiency furnaces . |
| | 1990 | 1 | 206.80 | Wood frame construction. Wood siding, low slope roof. | | |
| | | | | | | |
| 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 surface drainage. | | \$ 35,000.00 |
| 2 | Building Exterior | Some minor replacements and repairs. | | \$ 11,200.00 |
| 3 | Building Interior | Automatic door entry. | | \$ 7,600.00 |
| 4 | Mechanical Systems | The existing hot water heating system shall be reused. The main school Ventilation System can meet ASHRAE 62-1989 Standard and present ventilation code requirements. The attached eight (8) portable classroom Ventilation System cannot meet ASHRAE 62-1989 Standard and present ventilation code requirements. Therefore, the new high efficiency furnaces are recommended. | | \$ - |
| 5 | Electrical Systems | Building electrical system is in excellent condition. Retrofit existing luminaires with new T8 lamps and electronic ballasts. Upgrade fire alarm system to current code. | | \$ 132,800.00 |
| 6 | Portable Buildings | Some minor repairs required to skirting and ceilings. High efficiency furnaces recommended. Upgrade light fixtures. | | \$ 98,600.00 |
| 7 | Space Adequacy: | | | |
| | 7.1 Classrooms | Somewhat excessive | 182.10 | |
| | 7.2 Science Rooms/Labs | Deficient | -202.10 | |
| | 7.3 Ancillary Areas | Deficient | -164.60 | |
| | 7.4 Gymnasium | Somewhat excessive | 78.80 | |
| | 7.5 Library/Resource Areas | Deficient | -85.70 | |
| | 7.6 Administration/Staff Areas | Deficient | -298.30 | |
| | 7.7 CTS Areas | | | |
| | 7.8 Other Non-Instructional Areas (incl. gross-up) | Excessive | 641.86 | |
| | Overall School Conditions & Estim. Costs | | 152.06 | \$ 285,200.00 |

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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 diamond, asphalt paved play area with two basketball hoops. Adequate. | \$ - |
| 1.1.3 | Outdoor playground areas, including condition of equipment and base. | 4 | Large playground on sandbase, equipment in excellent condition. Sub-base does not drain, school board looking at options. | \$ - |
| 1.1.4 | Site landscaping. | 4 | Grass throughout, some trees in front yard and fenced off garden on north side. Adequate. | \$ - |
| 1.1.5 | Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). | 4 | Flag pole Bike stands Guard rails at parking stalls Guard rail at front entrance. | \$ - |
| 1.1.6 | Surface drainage conditions (i.e., drains away from building, signs of ponding). | 3 | Drainage problem east of 1982 portables. Regrade and provide catch basin. | \$ 35,000.00 |
| 1.1.7 | Evidence of sub-soil problems. | 4 | None | \$ - |
| 1.1.8 | Safety and security concerns due to site conditions. | N/A | None | \$ - |
| 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 vehicular access points, one way only Pedestrian access provided to all entry points, adequate. | \$ - |
| 1.2.2 | Surfacing of on-site road network (note whether asphalt or gravel). | 4 | On-site driveways and roads - all asphalt paved. | \$ - |
| 1.2.3 | Bus lanes/drop-off areas (note whether on-site or off-site). | 4 | On-site and off-site bus lanes, adequate. | \$ - |
| 1.2.4 | Fire vehicle access. | 4 | Asphalt paved fire lane on west and north sides. Satisfactory. | \$ - |
| 1.2.5 | Signage. | 4 | Sign on the building and free standing sign. Satisfactory. | \$ - |
| Other | | | | \$ - |

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Part II - Physical Condition

| 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 | 30 Staff stalls 8 Visitor stalls 1 Disabled stall Adequate. | \$ - |
| 1.3.2 | Layout and safety of parking lots. | 4 | Good. Congestion experienced at pick-up time, lasting for about ten minutes (policing issue). | \$ - |
| 1.3.3 | Surfacing and drainage of parking lots (note whether asphalt or gravel). | 4 | All parking areas are asphalt paved. Good drainage, asphalt in good condition. | \$ - |
| 1.3.4 | Layout and safety of sidewalks. | 4 | Layout very good, no safety issues. | \$ - |
| 1.3.5 | Surfacing and drainage of sidewalks (note type of material). | 4 | All sidewalks concrete surfaced with good drainage. In good condition | \$ - |
| 1.3.6 | Curb cuts and ramps for barrier free access. | 5 | Provided - in excellent condition. | \$ - |
| Other | | | | \$ - |
| | Overall Site Conditions & Estimated Costs | | | \$ 35,000.00 |

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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 signs of structural deterioration. | \$ - |
| 2.1.2 | Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). | 4 | All | Wall structure in good condition. Load bearing concrete block walls, no signs of structural distress. | \$ - |
| 2.1.3 | Roof structure (i.e., signs of bending, cracking, voids, rust, stains). | 4 | All | Structure in good condition. Steel joists and metal deck throughout, no signs of deterioration. | \$ - |
| Other | | | | | \$ - |

| 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). | 4 | All | Original tar and gravel (BUR) roofing throughout, with metal sloping roof sections along gymnasium walls. Some torch-on patching repair done recently at base of north sloping roof. Overall, roof appears to be in good condition. | \$ - |
| 2.2.2 | Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads). | 4 | All | From within the building. All accessories in satisfactory condition. | \$ - |
| 2.2.3 | Control of ice and snow falling from roof. | 4 | All | None, no issues. | \$ - |
| 2.2.4 | Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals). | 4 | 1982 | Skylights in Art Room 125. No leakage. | \$ - |
| 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). | 3 | All | Water stain on gym south wall, repair flashing. Efflorescence on west wall in two locations. Wash walls, repair flashing gap on gym wall. | \$ 1,500.00 |
| 2.3.2 | Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint). | 4 | All | No signs of distress, appears 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). | 3 | All | Air movement evident at a few windows. Seal joints between drywall and window frame. | \$ 2,500.00 |
| 2.3.4 | Interface of roof drainage and ground drainage systems. | 2 | All | Good - no issues for main building. Rainwater leaders from portables appear to drain into crawl space, provide proper splashpads and regrade surrounding. | \$ 2,900.00 |
| 2.3.5 | Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots). | 4 | All | Good - no signs of deterioration. | \$ - |
| 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). | 3 | All | Insulated metal door in metal frames, both painted. Replace warped north door, otherwise all in good condition. | \$ 1,800.00 |
| 2.4.2 | Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 4 | All | Closers in good condition. Locks and screens in good condition. | \$ - |
| 2.4.3 | Exit door hardware (i.e., safety and/or code concerns). | 4 | All | All in good condition - no safety issues. | \$ - |
| 2.4.4 | Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 3 | All | Aluminum windows with dual (single) glazing and bottom awning openers. Some gaskets require replacement. | \$ 2,500.00 |
| 2.4.5 | Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 4 | All | Accessories in good condition. Push arms and latches in good condition. | \$ - |
| 2.4.6 | Building envelope (i.e., signs of heavy condensation on doors or windows). | 4 | All | No condensation around doors and windows. | \$ - |
| Other | | | | | \$ - |
| Overall Bldg Exterior Condition & Estim Costs | | | | | \$ 11,200.00 |

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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 | No cracks or signs of movement. | \$ - |
| 3.1.2 | Floors (i.e., signs of cracks, heaving, settlement). | 4 | All | Slab on grade, no sign of movement. Good condition throughout. | \$ - |
| Other | | | | | \$ - |
| 3.2 | Materials and Finishes | | Bldg. Section | Description/Condition | |
| 3.2.1 | Floor materials and finishes. | 4 | All | Sheet flooring in hallways and classrooms - good condition. Carpet in office area and library - good condition. Ceramic tile in entry vestibules - satisfactory. | \$ - |
| 3.2.2 | Wall materials and finishes. | 4 | All | Concrete block and drywall combination, all painted - good condition throughout. | \$ - |
| 3.2.3 | Ceiling materials and finishes. | 4 | All | T-Bar throughout - some tiles require adjustment - good condition. Exposed OWSJ and Q-deck in gym - satisfactory. | \$ - |

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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 doors painted, wood doors painted, original hardware - all in good condition. Painted metal doors to rated areas or at separations - in good condition. | \$ - |
| 3.2.5 | Millwork | 4 | All | Painted plywood with plastic tops - in good condition. | \$ - |
| 3.2.6 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs). | 4 | All | Metal lockers in good condition Whiteboards throughout - adequate. Tackboards - adequate. | \$ - |
| 3.2.7 | Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment). | 4 | All | Wood carving in front lobby. Gym has eight basketball hoops, hardwood sports flooring, gymnastics ladders. | \$ - |
| 3.2.8 | Washroom materials and finishes. | 4 | All | Floors - Mosaic tiles - good condition. Walls - Drywall painted - good condition. Ceiling - Drywall painted - good condition. Metal toilet partitions - good condition. | \$ - |
| Other | | 3 | 1982 | Floor drain damaged in boys WC. Chip out and repair concrete, install mosaic tile. | \$ 1,600.00 |

| 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> | | Bldg. Section | Description/Condition | |
| 3.3.1 | Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. | 4 | All | Non combustible construction, 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. | 3 | All | No automatic door entry. WC provided. Curb cut and stall 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 | Audit not available. No presence of hazardous materials suspected. | \$ - |
| 3.3.7 | Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) | N/A | | | \$ - |
| Other | | | | | |
| | Overall Bldg. Interior Condition & Estim Costs | | | | \$ 7,600.00 |

| 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 | | The site drainage system is surface type system and is in fair condition. Some water accumulation were identified around the building. The regrading of site shall be provided. | |
| 4.1.2 | Exterior plumbing systems (i.e., irrigation systems, hose bibs). | 4 | | The irrigation system does not exist. The NFHB are in fair condition. | |
| 4.1.3 | Outside storage tanks. | N/A | | | |
| Other | | | | | |
| 4.2 | Fire Suppression Systems | | Bldg. Section | Description/Condition | |
| 4.2.1 | Fire hydrants and Siamese connections. | N/A | | | |
| 4.2.2 | Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). | N/A | | None are 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 | All sections | Non 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 | | | | | |

| 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 consist of two (2) natural gas fired Super-Hot 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 consists of steam boiler and duct distributors. The system is in fair condition and not in use at this time. | |

| 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 heating perimeter radiation and room reheat coils, system is in good condition. The ductwork serving entire school is in fine condition. No modification is required to the heating system. | |
| 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). | 4 | All sections | The hot water heating reheat coil system serving the Library and Music Room are in fine 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 | | | | | |

| 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 two (2) air handling units, one (1) unit serving Gymnasium and the rest are serving the other areas of the school 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). | 4 | All sections | The air distribution system is via ceiling space. The air changes provided to each Classroom are set at 6 and can meet present codes. | |
| 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 | | | |
| 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, linkages). | 4 | All sections | The ventilation distribution system and components are in fine condition. | |
| 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. | 4 | All sections | The existing control system is pneumatic DDC control system and is using the current energy management technology. | |
| | Overall Mech. Systems Condition & Estim. Costs | | | | |

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| 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, 4W, 120/208V. Installed in 1982. The peak demand in the last 12 months was 81.6kVA = 227A. The service is in excellent condition. The main distribution panel is Square "D" has a bus rated at 1000A c/w 800A main breaker. | \$ - |
| 5.1.2 | Site and building exterior lighting (i.e., safety concerns). | 4 | | The Building Lighting is in good condition. HID wall packs installed around perimeter of building. No safety concerns. | \$ - |
| 5.1.3 | Vehicle plug-ins (i.e., number, capacity, condition). | 4 | | Adequate capacity to handle all staff and teachers. Total of twelve (12) existing car plugs. Plugs are in good condition. | \$ - |
| 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). | 3 | 1982 | The fire alarm control panel is a Simplex 2001, was installed in 1983 and in poor condition. Tested on an annual basis. Cannot handle new strobe circuits required. Provide new FACP that meets current code. | \$ 6,000.00 |
| 5.2.2 | Emergency lighting systems (i.e., safety concerns, condition). | 4 | All | Emergency lighting, is in good condition. The battery packs and remote heads are mini style. Adequate illuminance for path of egress. | \$ - |
| 5.2.3 | Exit lighting and signage (i.e., safety concerns, condition). | 3 | All | Exit signs are old incandescent style. Retrofit with new energy efficient LED strips. | \$ 1,300.00 |
| Other | Fire alarm bell/strobe lights to meet current building codes. | 2 | All | There are eight (8) existing fire alarm bells. Provide eight (8) new strobe lights. | \$ 1,600.00 |

School Facility Evaluation Project
Part II - Physical Condition

| 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 60% of capacity. Good condition. Original to each section. Adequate capacity to handle additional loading. | \$ - |
| 5.3.3 | Emergency generator capacity and condition and/or UPS (if applicable). | 4 | 1982 | The computer server is on a UPS backup, APC 700 and APC 1000. | \$ - |
| 5.3.4 | General wiring devices and methods. | 4 | All | Wiring is in good condition. All wiring is copper run inside of conduit. Wiring is original to each building section. | \$ - |
| 5.3.5 | Motor controls. | 4 | All | Controls are in good condition. Andover AC256M Plus DDC control system. Monitored by the Edmonton School board's main branch. | \$ - |
| 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 | 1982 | Computer Lab 450 Lux; Library 480 Lux; Classroom 550 Lux; Office Area 510 Lux; Gym 325 Lux; Arts Area 1100 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps. Poor lighting in 1983 addition. | \$ 94,780.00 |
| | | 2 | 1983 | Classrooms 460 Lux; Music 386 Lux; Science Room 380 Lux; Art Room 690 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps. Poor lighting in 1983 addition. | \$ 28,320.00 |
| 5.4.2 | Replacement of ballasts (i.e., health and safety concerns). | 4 | All | NO PCB Ballasts. School was built in 1980's, PCB Ballasts were not manufactured in 1980's. | \$ - |
| 5.4.3 | Implementation of energy efficiency measures and recommendations. | 4 | All | Upgrade all T12 magnetic ballasts and lamps to T8 electronic ballast and energy efficient lamps. Controls are in good condition. Computerized energy management system was installed for mechanical and electrical savings. | \$ - |
| 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 | 1982 | There are four (4) outside lines and one (1) fax line. Nitsuko telephone system, in good condition. | \$ - |
| 5.5.2 | Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV). | 4 | 1982 | P.A. System is in good condition. Bogen MCP-B PA system. No satellite or CCTV. There is cable TV installed to site. Cable is not installed to every classroom. | \$ - |
| 5.5.3 | Network cabling (if available, should be category 5 or better). | 4 | All | Category 5 installed 1998. Installed to each classroom and office area. | \$ - |
| 5.5.4 | Network cabling installation (i.e., in conduit, secured to walls or tables). | 4 | All | Free aired above accessible ceiling tile. Surface raceway and pacpoles for all data drops. Good condition. | \$ - |
| 5.5.5 | Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth). | 4 | 1982 | Adequate capacity for growth. There is ventilation in the Server Room. There are mini hubs located throughout school. No central hub. Router located in Room 107. | \$ - |
| 5.5.6 | Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers). | 3 | All | No provision for dedicated circuits. Provide new dedicated circuit to each classroom for computers. | \$ 800.00 |
| 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. | \$ - |
| 5.6.3 | Master clock system (if applicable). | 4 | All | Master clock system is a Simplex 2350 digital, in good condition. For class change bells only. All clocks are 120V and in good 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 | | 4 | | | \$ 132,800.00 |

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> | | 1982, Attached on north side (four classrooms) | |
| 6.1.1 | Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains). | 3 | Wood beams, rotten edges. Some skirting opening up. Treat exposed beams, replace skirting. | \$ 3,000.00 |
| 6.1.2 | Roof materials and components (i.e., signs of deterioration, leaks, ice build-up). | 3 | Some leakage noted in the past. Torch-on membrane 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 doors in metal frames all painted - good condition. Aluminum windows inserts c/w awning openers - good condition. | \$ - |
| 6.1.5 | Interior finishes (i.e., floors, walls, ceiling). | 3 | Drywal painted. T-bar ceilings throughout, replace stained tiles. Floors - VCT tile. | \$ 100.00 |
| 6.1.6 | Millwork (i.e., counters, shelving, vanities, cabinets). | 4 | Older, but adequate. | \$ - |
| 6.1.7 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs) | 4 | Whiteboards throughout - adequate. | \$ - |
| 6.1.8 | Heating system. | 2 | The heating system consist of individual classroom gas fired furnaces. It is recommended to replace all furnaces with 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, the new high efficiency furnaces are recommend . | \$ 20,000.00 |
| 6.1.10 | Electrical, communication and data network systems. | 3 | 400 Lux; Electrical systems in good condition. Networked to server. Retrofit existing T12 luminaires with new T8 electronic ballasts and lamps. | \$ 30,000.00 |
| 6.1.11 | Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials). | 2 | Retrofit existing lights with new LED strips. No exit or emergency lighting. Provide new emergency lighting. There is one existing fire bell, provide one new strobe light. | \$ 1,000.00 |
| 6.1.12 | Barrier-free access. | 4 | Provided | \$ - |
| | Overall Portable Bldgs Condition & Estim Costs | | | \$ 74,100.00 |

| 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> | | 1990, Attached on south side (two classrooms) | |
| 6.1.1 | Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains). | 3 | Treat exposed beam ends. Skirting opening up to crawl space, replace it. | \$ 2,000.00 |
| 6.1.2 | Roof materials and components (i.e., signs of deterioration, leaks, ice build-up). | 3 | Some leakage noted in the past. Torch-on membrane in good condition. Rainwater leaders need splashpads. | \$ 500.00 |
| 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 all painted - good condition. Aluminum windows inserts c/w awning openers - good condition. | \$ - |
| 6.1.5 | Interior finishes (i.e., floors, walls, ceiling). | 3 | Drywal painted. T-bar ceilings throughout, replace stained tiles. Floors - VCT tile. | \$ 100.00 |
| 6.1.6 | Millwork (i.e., counters, shelving, vanities, cabinets). | 4 | Older, but adequate. | \$ - |
| 6.1.7 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs) | 4 | Whiteboards 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 high efficiency furnaces . | \$ 10,000.00 |
| 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, the new high efficiency furnaces are recommend . | \$ 10,000.00 |
| 6.1.10 | Electrical, communication and data network systems. | 3 | 390 Lux; Electrical systems are in good condition. Networked to main server. Retrofit existing luminaires with new T8 electronic ballasts and lamps. | \$ 900.00 |
| 6.1.11 | Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials). | 2 | No exit or emergency lighting. Provide one new strobe light to existing fire alarm bell. Provide new emergency and exit lighting. | \$ 1,000.00 |
| 6.1.12 | Barrier-free access. | 4 | Provided | \$ - |
| | Overall Portable Bldgs Condition & Estim Costs | | | \$ 24,500.00 |

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 | 17 | 76.60 | 1302.1 | 14 | 80 | 1120 | 182.1 | |
| 7.2 | Science Rooms/Labs | 1 | | 82.9 | 3 | 95 | 285 | -202.1 | |
| 7.3 | Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,) | 1 | 95.10 | 235.4 | 1 | 130 | 100 | -164.6 | |
| | | 1 | 140.30 | | 3 | 90 | | | |
| 7.4 | Gymnasium (incl. gym storage) | 1 | 444.60 | 551.8 | 1 | 430 | 473 | 78.8 | Gym with stage. |
| | | 1 | 35.20 | | 1 | 43 | | | |
| | | 1 | 72.00 | | | | | | |
| 7.5 | Library/Resource Areas | 1 | | 144.3 | 1 | | 230 | -85.7 | |
| 7.6 | Administration/Staff, Physical Education, Storage Areas | | | 193.7 | | | 492 | -298.3 | |
| 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) | | | 1521.86 | | | 880 | 641.86 | |
| | Overall Space Adequacy Assessment | | | 4032.06 | | | 3880 | 152.06 | |

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