	School Name:	**H.E. Beriault Junior High School**				School Code:	**8004**
	Location:	**8125 - 167 Street, Edmonton, Alberta**				Facility Code:	**1949**
	Region:	**Central**				Superindendent:	**Mr. Garnet McKee**
	Jurisdiction:	**Edmonton Roman Catholic Schools Regional Division #40**				Contact Person:	**Mr. Ken Yakimovich**
						Telephone:	**(780) 453-4500**
	Grades:	**VII - IX**				School Capacity:	**565**

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	1963	3	3351.80	Masonry construction, flat roofs, Brick exposed concrete and metal /stucco panels	Consists of Hot Water Heating system, served by hot water heating boiler plant (no glycol), located in this section of the school. The ventilation system consists of then (10) indoor mounted air handling units complete with coil and overhead ductwork.	The Boiler Plant serving this 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 new hot water heating & ventilation system is required.
Additions/ Expansions	1971	2	2252.8	Masonry construction, flat roofs, Brick exterior, Stucco on east wall.	Consists of Hot Water Heating system, served by hot water heating boiler plant (no glycol), located in this section of the school. The ventilation system consists of one (1) indoor mounted air handling unit complete with coil and overhead ductwork serving classrooms and one (1) Flame-Master gas fired furnace serving Gymnasium	The Boiler Plant serving this 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 new hot water heating & ventilation system is required.

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

Upgrading/ Modernization (identify whether minor or major)	1998 1987 1984		1312.00 94.30	Reroofing to 1971 portion of building. Minor modernization to convert classroom to business education. Controls upgrading.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				None		
List of Reports/ Supplementary Information	Fire alarm test conducted in 1999 Major Modernization Contemplated for 1963 wing in the 10 Year Facility Plan					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	Expand landscaping at rear, provide asphalt pad to improve drainage, replace sidewalks and regrade at north side.		$ 82,400.00
2	**Building Exterior**	Replace exterior doors, frames and hardware.		$ 76,450.00
3	**Building Interior**	Replace ceilings in hallways, WC's and small gym. Examine program related issues. Replace some doors and all toilet partitions. Provide elevator, automatic openers, and accessible washrooms.		$ 264,750.00
4	**Mechanical Systems**	The ventilation system cannot meet ASHRAE 62-1989 Standard and present ventilation code requirements. Therefore, the existing heating and ventilation system shall be replaced with a new hot water heating and ventilation system.		$ 800,000.00
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.		$ 282,100.00
6	**Portable Buildings**	None		$ -
7	**Space Adequacy:**			
	7.1 Classrooms	Somewhat Excessive	369.80	
	7.2 Science Rooms/Labs	Somewhat Deficient	-66.60	
	7.3 Ancillary Areas	Deficient	-316.90	
	7.4 Gymnasium	Slightly Excessive	127.10	
	7.5 Library/Resource Areas	Somewhat Deficient	-81.90	
	7.6 Administration/Staff Areas	Somewhat Deficient	-107.10	
	7.7 CTS Areas	Excessive	274.00	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive	677.20	
	Overall School Conditions & Estim. Costs		875.60	$ 1,505,700.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Large site, adequate.	$ -
1.1.2	Outdoor athletic areas.	4	Two soccer fields, baseball diamond. Paved basketball area with nine hoops. Adequate	$ -
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Very small playground, fenced off, not used by school	$ -
1.1.4	Site landscaping.	4	Grass throughout, mature trees in front yard. Outdoor picnic tables in good condition.	$ -
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing around most of the school site. Flagpole, piperails in front of building. Bike racks. All adequate.	$ -
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Poor drainage on north side, regrade. Poor drainage at picnic tables, extend asphalt area. Provide heavy duty base for maintenance vehicles.	$ 22,000.00
1.1.7	Evidence of sub-soil problems.	N/A		$ -
1.1.8	Safety and security concerns due to site conditions.	N/A		$ -
Other		2	Waste bin pick-up area poor. Provide concrete pad in front of bins and wider curb cut.	$ 10,600.00

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 point to parking lot - adequate Adequate pedestrian access to all major entrances.	$ -
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on-site roads.	$ -
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site from the street - adequate.	$ -
1.2.4	Fire vehicle access.	4	From street and parking lot - adequate.	$ -
1.2.5	Signage.	3	Two signs on building and free standing, rented sign. Permanent sign board required.	$ 5,000.00
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).	3	25 stalls for staff. No visitor parking on-site. Parking wood rails rotten, provide replacement. Designated handicapped stall not provided, allocate stall. Easily achievable.	$ 4,500.00
1.3.2	Layout and safety of parking lots.	4	Layout adequate, no safety issues.	$ -
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt paved road, adequate drainage, cracks showing. Resurfacing recommended.	$ 7,000.00
1.3.4	Layout and safety of sidewalks.	2	Layout adequate. North side walk and exit pads in poor condition, replacement recommended. Poor sidewalk on south side, replace it. Poor front sidewalk, replace it.	$ 29,500.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Concrete mostly, some asphalt. Poor drainage.	See 1.3.4
1.3.6	Curb cuts and ramps for barrier free access.	3	No ramp to front door. No curb cuts, provide ramp at entrance. Serviceable by new elevator.	$ 3,800.00
Other				$ -
	Overall Site Conditions & Estimated Costs			$ 82,400.00

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	Concrete beams and floor slab floors appear in good structural condition, no signs of structural distress observed.	$ -
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Concrete block load bearing walls in good condition. No settlement or cracks observed.	$ -
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Roofs in good structural condition. Pre-cast roof over 1963 gym in good condition.	$ -
Other					$ -

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***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***		**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	1963 1971 All	Tar and gravel roofing. Appears in good condition. All areas drained internally, except for one exterior R.W.L. on west side. Reroofed in 1998 - in good condition. Signs of past roof leakage observed. No recent leakage reported.	$ -
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1963	Roof access from within building - adequate. Hoods, chimneys and accessories in good condition. Reattach access ladder to high roof.	$ 200.00
2.2.3	Control of ice and snow falling from roof.	N/A			$ -
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).	3	1971	East stucco wall in poor condition. "Outsulation" wall does not stand up to abuse. Examine options to change finish, repair existing, or leave as is.	$ 35,000.00
			All	Remaining areas in good condition	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Pre-finished metal fascias and parapet flashings in acceptable 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. Good condition throughout.	$ -
2.3.4	Interface of roof drainage and ground drainage systems.	3	1963	Provide pre-cast splash pad to west R.W.L.	$ 250.00
			All	Remaining areas good, no interface issues.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No signs of damage observed or reported.	$ -
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	1963 1971	Replace all exterior doors - in poor condition. Replace metal frames to all doors except front entrance.	$ 34,500.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Replace closers, hinges, weatherstripping. Related to item 2.4.1	$ 6,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Panic hardware operational - in reasonable condition.	$ -
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1963 1971 1963	New aluminum inserts into metal wrapped wood frames, good condition. Aluminum frames with top openers. Complaints about drafty windows, although seals appear adequate.	$ -
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1963	Some screens turn, allow for replacement.	$ 500.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	N/A			$ -
Other					
	Overall Bldg Exterior Condition & Estim Costs				$ 76,450.00

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	All	Concrete blocks - in good condition. No cracks, in good structural condition.	$ -
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Floors in good condition. No signs of structural distress except for a couple of small expansion cracks.	$ -
Other					$ -
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	All	VCT Tile throughout, carpet in office area and library. Ceramic tile in entrances. Desco coating in 1971 stairwells, most in good condition. Replace rubber base in a few areas in hallways. Existing base chipping and crumbling.	$ 1,750.00
3.2.2	Wall materials and finishes.	4	All	Painted concrete block. Drywall panels above lockers, drywall partitions in library area. All in good condition.	$ -
3.2.3	Ceiling materials and finishes.	3	All	T-Bar ceilings throughout. Hallway ceilings in poor condition. Washroom T-bar in poor condition. Replace ceiling systems and tiles in halls and WC's Replace stained tiles in classrooms.	$ 88,000.00

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.	2	All	Metal frames and wood doors both painted. Replace doors to gymnasiums. Replace doors to staircases (16 pairs) c/w hardware. Doors and hardware delapidated in poor condition. Classroom doors and frames and remaining hardware in good condition.	$ 26,000.00
3.2.5	Millwork	4	All	Painted plywood with plastic laminate tops, older, but functional.	$ -
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Mostly whiteboards, some chalkboards, tackboards all adequate	$ -
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	 1971 1963	Video conferencing equipment - excellent. Small gym has six basketball hoops, VCT flooring and tentest ceilings in poor condition. Replacement recommended. Large gym has six hoops, pre-cast roof structure exposed, hardwood flooring, all in good condition.	$ 16,000.00
3.2.8	Washroom materials and finishes.	3	All	Floor - Mosaic tile in 1963 and Desco in 1971 Walls - Painted block Ceilings - T-bar, poor in 1963, drywall in 1971 good condition. **See 3.2.3** Metal toilet partitions in poor condition, replace all.	$ 21,000.00
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	Non combustible construction, non-sprinklered.	$ -
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Separations appear adequate.	$ -
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Adequate.	$ -
3.3.4	Exiting distances and access to exits.	4	All	Adequate.	$ -
3.3.5	Barrier-free access.	3	All	Not provided (3 storey building) Provide elevator. No W.C provided, provide barrier free accessible WC's No automatic door entry, provide automatic opener.	$ 112,000.00
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				Program and instruction related issues: - Convert stage area to change rooms and P.E. offices. - Convert change rooms to ancillary space. - Provide food servery Expand video conf. Room into second floor stage area. Improve internal circulation in staff / office area. Provide link to staff workroom.	
	Overall Bldg. Interior Condition & Estim Costs				$ 264,750.00

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	All sections	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	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).	5	All sections	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 sections	None is 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) Raypak natural gas fired heater and storage tank. 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**				
4.4.1	Heating capacity and reliability (including backup capacity).	3	All sections	The existing hot water heating boiler planst consist of four (4) natural gas fired boilers and four (4) heating pumps. The system is not complete with glycol. The boiler plants are at the end of their life expactancy. One (1) new boiler plant is recommended.	$50,000
4.4.2	Heating controls (including use of current energy management technology.	4	All sections	The existing mechanical system is using pneumatic control system. DDC control system is applied to some components of mechanical system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	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.	4	All sections	Humidification system consist of steam boiler type system. The system is not operationl.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems (cont'd)**	4			
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3	All sections	The hot water heaating perimeter radiation system is in fair condition. The ductwork serving entire school is not sufficient to provide proper ventilation. The Gymnasium does not have a hot water heating system. Is reqired, a new hot water heating system and modification to the existing hot water radiation system.	$300,000
4.4.9	Heating piping, valve and/or duct insulation.	3	All sections	The new hot water heating piping and duct insulation is required.	included in 4.4.8
4.4.10	Heat exchangers.	3	All sections	All heat exchangers serving air handling units and boilers are in poor condition. New heat exchangers are required.	Included in 4.4.8
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	New hot water unit heates system serving the Gymnasiumis required.	included in 4.4.8
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 (10) air handling units and one (1) natural gas fired Flame-Master furnace are serving the entire school and are complete with overhead ductwork. The air handling units cannot meet the present ventilation codes and the ASHRAE 62-1989 Standards. A new air handling units are required to serve the entire school.	$350,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	All sections	The existing air handling units are not capable to provide required minimum 15.0 CFM/student of outside air. The new ventilation system is required.	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 ceiling space and underfloor ductwork. The air changes provided to each Classroom are set at 3 and cannot meet present codes. A new air distribution system is required.	See 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).	3	All sections	The dust collection system and make-up air system for I.A. area does not exist. A new system is required.	$50,000
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 using DDC pneumatic control system, which is current technology system and 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 steam type system. The entire system is fine, but not acitvated.	
4.5.10	Heat exchangers.	N/A	All sections		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers,	3	All sections	A new ventilation distribution system and components are required.	see 4.5.1
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**	3			
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 sysytem and is using the current energy management technology. The new DDC control system will be required to accomodate the new heating and ventilation system.	$100,000
	Overall Mech Systems Condition & Estim. Costs				$800,000

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 600A 3 Phase 120/208V. Installed in 1963. The peak demand in the last 12 months was 118kVA = 328A. The service is original and in poor condition. Provide new distribution system.	$25,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		The Building Lighting is in good condition. HID lighting around Perimeter of building. Provide additional lighting on south face of building. Lighting is weak.	$800.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Adequate capacity to handle all staff and teachers. Total of fourteen (14) 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).	2	1963	The fire alarm control panel is a Simplex 2001 and was installed in 1986. 16 Zone panel, 1 spare zone. Replace existing fire alarm control panel. Existing panel cannot be upgraded to current code.	$6,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	ALL	Emergency lighting, is in poor condition. The battery packs and remote heads are original. Provide new battery packs and remote heads.	$3,500.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	ALL	Exit signs are old. Incandescent style. Replace with new energy efficient LED exit lights.	$3,000.00
Other		2	ALL	There are 10 existing bells. Provide 10 new strobe lights.	$2,000.00

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.	2	ALL	Panels are at 95% of capacity. Panels are in good condition. Provide 2 new panels for additional dedicated outlets for computers.	$2,500.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1963	The computer server is on a UPS Back-up. Good condition.	
5.3.4	General wiring devices and methods.	4	ALL	Wiring is in good condition. All wiring is original to building. Copper wiring run inside of conduit.	
5.3.5	Motor controls.	4	ALL	Controls are in good condition. Andover AC 256M plus control system. All controls are set and monitored by Edmonton School Facilities Management, Central Edmonton Branch.	
Other					
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	2	1963	Computer Lab 350 Lux; Lunch Room 600 Lux; Classroom 600 Lux; Office Area 700 Lux; Gym 350 Lux. The existing lighting is T12 magnetic ballasts and lamps.	$224,500.00
			1971	Gym 400 Lux; Science 650 Lux; CTS 600 Lux; Library 750 Lux; Home Economics 650 Lux; Computer 800 Lux; Drama 700 Lux; Classrooms 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).	2	ALL	There are PCB Ballasts. All PCB Ballasts have not been replaced. Remove all existing PCB ballasts.	$8,000.00
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					

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	ALL	There are 4 outside lines, and 1 fax line. Nitsuko telephone system. Telephone system is in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	ALL	P.A. System is in good condition. Petcom 2200. Cable TV installed to site. No satellite or CCTV.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	ALL	Category 5 installed 1997. 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. All drops are conduit concealed in walls.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2	1963	No capacity for growth. There is no ventilation. Server located in 2nd Floor server room. Centercom 3016 TR superstack. Provide new 24 port hub and patch panel. Provide new exhaust fan.	$5,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2	ALL	No dedicated outlets provided. Provide new dedicated outlet in each classroom.	$1,800.00
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 and office area. The system is in good condition.	
5.6.3	Master clock system (if applicable).	4	ALL	Clocks are both battery operated and 120V. Clocks are 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				$282,100.00

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	18	73.88	1329.8	12	80	960	369.8	
7.2	Science Rooms/Labs	1 1 1	67.4 115.2 110.8	293.4	3	120	360	-66.6	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1		83.1	1 3	130 90	400	-316.9	
7.4	Gymnasium (incl. gym storage)	1 1 1 1 1	425 87.1 212 21.8 36.2	782.1	1 1	595 60	655	127.1	Gym with stage
7.5	Library/Resource Areas	1		168.1	1		250	-81.9	
7.6	Administration/Staff, Physical Education, Storage Areas			482.9			590	-107.1	
7.7	CTS Areas								
	7.7.1 Business Education			94.3	2	115	230	-135.7	
	7.7.2 Home Economics	1		131.5				131.5	
	7.7.3 Industrial Arts	1		278.2				278.2	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1961.2			1284	677.8	
	Overall Space Adequacy Assessment			5604.6			4729	875.6	

Evaluation Component/ Sub-Component	Additional Notes and Comments