	School Name:	**Holy Family Elementary and Junior High School**				School Code:	**8234**
	Location:	**1710 Millwoods Road E, Edmonton, Alberta**				Facility Code:	**2038**
	Region:	**Central**				Superindendent:	**Mr. Garnet McKee**
	Jurisdiction:	**Edmonton Roman Catholic Schools Regional Division #40**				Contact Person:	**Mr. Ken Yakimovich**
						Telephone:	**(780) 453-4500**
	Grades:	**K - IX**				School Capacity:	**715**

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	1980	1	3401.6	Masonry construction, flat roofs, Brick veneer exterior with metal panel accents.	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 three (3) indoor mounted Trane 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. Therefore, the Mechanical Systems does require modification
Additions/ Expansions	1990	1	373.8	Masonry construction, flat roofs, Brick veneer exterior.	Consist of one (1) indoor mounted Eng-Air air handling unit natural gas fired is located in 1990 original section of the school.	The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes. Therefore, the Mechanical System does require modification.

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

Upgrading/ Modernization (identify whether minor or major)	1987 1997 1995 1997 1994		69.2 1579.00 1069.00	Minor modernization Minor modernization to music room, teacher work room, and to industrial arts room. Reroofing of 1981 section Reroofing of 1981 section Reroofing of two portables.	The modernization was provided to kitchen & computer laboratories.	The Upgrading did not effect the Mechanical System.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1983 1984 1975 1987		412.23 394.53 364.32 334.00	Four Classrooms Permanently attached on north side Four Classrooms Permanently attached on west side Four Classrooms Permanently attached on west side Three Classrooms. Permanently attached on west side	Eleven (11) attached portable classrooms. Each classroom is served by gas fired Palm - Air furnace. (1975, 1984, 1987). Four (4) attached portable classrooms. Each classroom is served by gas fired AirCo (AH-130) furnace. (1983)	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 to a high efficiency furnaces .
List of Reports/ Supplementary Information	Master Plan 2007 - Dated March 1998 Playground Safety Audit - done in 1999 Fire Alarm Test Completed in 1999					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	Regrade area north of gym, relocate waste bins. Provide drop-off lane, expand parking lot. Replace old and add new sidewalks.		$ 153,000.00
2	**Building Exterior**	Minor repairs and improvements. Investigate roofing on portables.		$ 16,850.00
3	**Building Interior**	Investigate programming issues. Replace carpets and ceiling tiles, repaint door frames, replace some doors. Replace toilet partitions, replace acoustic panels in gym, provide automatic opener.		$ 176,500.00
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 fifteen (15) portable classrooms Ventilation System cannot meet ASHRAE 62-1989 Standard and present ventilation code requirements. Therefore, the new high effciency furnaces are recommended.		$ 55,000.00
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.		$ 162,300.00
6	**Portable Buildings**	Provide roof repairs, repaint doors and repair ceilings. Replace furnaces and controls. Replace light fixtures.		$ 255,300.00
7	**Space Adequacy:**			
	7.1 Classrooms	Slightly Excessive	23.80	
	7.2 Science Rooms/Labs	Deficient	-195.30	
	7.3 Ancillary Areas	Deficient	-149.00	
	7.4 Gymnasium	Slightly Excessive	82.30	
	7.5 Library/Resource Areas	Deficient	-162.30	
	7.6 Administration/Staff Areas	Deficient	-395.70	
	7.7 CTS Areas	Excessive	359.00	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient	-192.82	
	Overall School Conditions & Estim. Costs		-630.02	$ 818,950.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Large site, adequate size	$ -
1.1.2	Outdoor athletic areas.	4	Shared. Two baseball diamonds, sand volleyball court, two soccer fields, two basketball tarmaks. Planning for outdoor enhancement.	$ -
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Two playground areas on sand base. Equipment in poor condition - upgrade required. Paved play area at north east corner.	$ -
1.1.4	Site landscaping.	3	All areas under grass. Some mature trees in front yard. Four season garden, rails and posts in poor condition. Repair posts and rails, or remove rails.	$ 2,500.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Flag pole, site lights around parking area. Guard rails around parking lot. Bike stands and fenced off bike area.	$ -
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Most areas drain well, except for an area north of small gym and in north courtyard. Regrade to catch basin.	$ 5,000.00
1.1.7	Evidence of sub-soil problems.	3	Trenching to main transformer is collapsing. Recompact and repair asphalt. Repair asphalt at doors to industrial arts.	$ 3,500.00
1.1.8	Safety and security concerns due to site conditions.	3	Security lighting on building is not standing up to abuse. Provide heavy duty light fixtures. Improve lighting on north side.	See Electrical
Other				$ -

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	2	One access point for vehicles with poor visibility. Relocate waste bins and remove old garbage enclosure. Pedestrian access to all major entrances - satisfactory.	$ 5,000.00
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	All driveways asphalt paved, in good condition.	$ -
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	3	Off-site bus lane drop-off area along the street. Inadequate. Provision of on-site bus and drop-off lane should receive serious consideration. Very busy at drop-off and pick-up time.	$ 65,000.00
1.2.4	Fire vehicle access.	4	From two streets, and on surface to west and north side of building. Appears satisfactory.	$ -
1.2.5	Signage.	4	Sign on the building and large free standing sign. Both satisfactory. Traffic signs in front of building.	$ -
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	36 stalls for staff. Disabled stall provided. School has over 50 staff, staff parking inadequate. No visitor parking. Provide additional 20 stalls, relocate asphalt play area.	$ 35,000.00
1.3.2	Layout and safety of parking lots.	4	Waste bins cut-off visibility at entry, unsafe. Relocate bins and remove old enclosure. Layout adequate.	See 1.2.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Parking lot asphalt paved. Good drainage slopes, but catch basin freezes over, poor slopes at trench to transformer.	See 1.1.7
1.3.4	Layout and safety of sidewalks.	3	Inadequate layout at portables. More sidewalks required to connect access points to portables, add more walkways. Replace paving slabs with concrete walkways.	$ 18,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Walks concrete surfaced and paving slabs combination on east side sidewalk. Pulling away from building broken edges. Investigate cause of movement and implement repairs. Paving slabs uneven, replace all.	$ 19,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Provided, satisfactory.	$ -
Other		2	Sidewalk paving slabs uneven, safety concern.	See 1.3.5
	Overall Site Conditions & Estimated Costs			$ 153,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	**Overall Structure**		**Bldg. Section**	**Description/Condition**	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All	Concrete grade beams, in good condition throughout. No signs of 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 in good condition. No issues observed or reported.	$ -
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Steel frame roof structures, OWSJ and metal deck throughout - in good condition. No signs of structural distress.	$ -
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).	F.I.	All	Roofing repairs, four to date. History of leakage, all attended to. No leakage reported in the main building, since 1999 repairs. Fire damage reported at emergency generator exhaust through roof. Investigation recommended to review fire separations and cause of fire damage. Repair damage, include cost of investigation.	$ 10,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Access from within building, all accessories in good 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).	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	All	Brick veneer throughout. Some cracking by industrial arts room door. Minor repair required. Otherwise brick in good condition.	$ 400.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Metal panel fascia and accents in good condition throughout.	$ -
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	None observed or reported. 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	No issues observed or reported. Inside faces appear in good condition.	$ -
Other					$ -

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Rusting exterior doors, frames require painting, replace cracked glass and rusted glass stops.	$ 2,400.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Poor weatherstriping at most doors. Provide weatherstripping and seal.	$ 1,900.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	No safety issues. All panic hardware in good operating condition.	$ -
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Aluminum frame with venetian blinds. Broken window in staff room. Bottom awning openers, upper glass fixed. Most windows in satisfactory condition.	$ 650.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Screens poorly installed, conflict with push pull arms. Reset screens away from operating arms.	$ 1,500.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	None, no deterioration noted. No signs of air movement through building envelope observed or reported.	$ -
Other					$ -
	Overall Bldg Exterior Condition & Estim Costs				$ 16,850.00

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	None observed or reported. Walls in good condition.	$ -
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Concrete slab on grade, no signs of settlement or movement observed. All in good condition.	$ -
Other					$ -
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	All	Office area carpeted, good condition. Library carpet, poor, replace carpet. VCT tile throughout - good condition Mosaic tile in vestibules - good Some classrooms carpeted need replacement Replace rubber base in hallways.	$ 35,000.00
3.2.2	Wall materials and finishes.	4	All	Mostly concrete block painted - good condition. Painted drywall partitions in office area - good condition.	$ -
3.2.3	Ceiling materials and finishes.	3	All	T-Bar throughout Fiberglass and film tile, in poor condition. Recommend replacement of ceiling tiles.	$ 65,000.00

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 door frames with wood and metal doors all painted. Most frames in poor condition. Replace small gym doors. Repaint frames and doors, provide kick plates. Replace vestibule doors.	$ 35,000.00
3.2.5	Millwork	4	All	Painted plywood. Older but satisfactory.	$ -
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Mostly whiteboards, lockers in good condition. Tackboards throughout. All satisfactory.	$ -
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	All	Small gym - Six hoops and gymnastics ladders. Large gym - Six hoops. Acoustic panels on walls stained from old water damage. Replace acoustic panels, repaint walls. Open ceilings in gyms - good condition.	$ 18,000.00
3.2.8	Washroom materials and finishes.	2	All	Floor - Mosaic Tile - good condition. Walls - Painted concrete block - good condition. Ceiling - T-bar - replace stained tiles. Ceiling - Drywall - in good condition. Toilet partitions in poor condition - replace all. Vanities - poor - replace vanity counters.	$ 17,500.00
Other		3	All	Issues with overheating in computer labs. Issues with heating system. Issues with hot water supply.	See Section 4

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	Appears 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	No automatic entry provided. Provide automatic openers. Parking stall provided. WC provided.	$ 6,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	No audit available. 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				Planning and programming related issues: no crush space in front entrance. office area inadequate Home economics lab inadequate Library and science lab are inadequate Storage facilities, supplies, equipment are inadequate	
	Overall Bldg. Interior Condition & Estim Costs				$ 176,500.00

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).	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).	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 pump to be inspected for proper operation.	
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) Ruud , 65 GAU'S, 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 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 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).	3	All sections	Addition zone controls are required for Change Rooms. A new hot water heating system should be extended to serve those areas.	$25,000
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 four (4) air handling units, two (2) units serving Gymnasiums 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).	3	1987	The fume extraction and dust collection system is in fine condition for the I. A. area. It is recommended to provide air conditioning for the computer laboratory.	$30,000
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).	5	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,	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				$55,000

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 1200A 3 Phase 4 Wire 120/208V. Installed in 1980. The peak demand in the last 12 months was 127KVA = 352A. The service is in good condition. Main distribution is Westinghouse.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		The Building Lighting is inadequate. Require additional lighting around perimeter of school and portables.	$3,500.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Adequate capacity to handle all staff and teachers. Total of 11 existing car plugs. Controlled by building management system.	
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	1980	The fire alarm control panel is an Edwards 6500 and was installed in 1980. Tested on an annual basis. Panel is in good condition.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	1980	Emergency lighting is in good condition. Fluorescent corridor and classroom lighting fed from emergency generator.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit signs are old incandescent style. Retrofit with new LED strips. Exit lights are fed from emergency generator.	$1,500.00
Other		2	All	There are 9 existing fire alarm bells. Provide 9 new strobe lights.	$1,800.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	N/A			
5.3.2	Panels and wireways capacity and condition.	4	All	Panels are at 70% of capacity. Panels are original and in excellent condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1980	There is a UPS Backup for the computer server. There is an emergency generator on site. ONAN 0.8PF. 120/208V 3 Phase, 13.75KVA.	
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					

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	1980	Computer Lab 500 Lux; Library 450 Lux; Classroom 600 Lux; Gym 200 Lux; Home Economics 700 Lux; Science Lab 800 Lux; CTS Area 700 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps. Gym lighting is very dim. Does not meet IES standard for Junior High School. Provide additional fluorescent lighting in gym.	$151,200.00
			1990	Gym 450 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).	5	All	NO PCB Ballasts. PCB Ballasts were not manufactured in 1980's.	
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	1980	There are five (5) outside lines, and one (1) fax line. Nitsuko telephone system.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	1980	P.A. System is in poor condition. Bogen Model #35A. Paging over Telephone system. PA system needs repair. No satellite CCTV or cable.	$1,200.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	1980	Category 5 installed 1997. Installed to each classroom and office area.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1980	Free aired above ceiling space. Surface mounted wiremold for all data drops.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2	1980	Adequate capacity for growth. There is no ventilation. Provide new exhaust fan in Server Room. Server is a D-Link Model #DE 824TR 10 Base T Ethernet Hub.	$2,500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2	1980	Existing classroom outlets are adequate to handle computers. Provide new dedicated outlets for hub and server.	$600.00
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. On/off toggle switch.	
5.6.3	Master clock system (if applicable).	4	All	All clocks are 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				$162,300.00

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.		**Attached on North side. 1983 (four classrooms)**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood foundation. Beams on precast pads. Appears in good condition. Wood frame walls and roofs.	$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Roof leakage evident throughout in hallways. Investigate cause and reroof.	$ 12,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Wood siding painted, plywood panels painted, cedar fascia, all in satisfactory condition.	$ -
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Wood frames, wood doors, painted. Wood window frames painted - acceptable Steel doors and frames to furnace rooms.	$ -
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	T-bar ceilings throughout replace damaged tiles. Floor - VCT tile - good condition. Painted drywall damage from roof leakage - repair.	$ 1,500.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Older type, plywood and plastic laminate tops. Adequate.	$ -
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Whiteboards - all adequate.	$ -
6.1.8	Heating system.	2	The heating system consists of individual classroom gas fired furnaces. It is recommended to replace all existing 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, new high efficiency furnaces are recommend .	$ 20,000.00
6.1.10	Electrical, communication and data network systems.	3	1983 - Classrooms 500 Lux; Computers networked to server. Upgrade existing luminaires to new T8 lamps and electronic ballasts. Electrical system is in good condition.	$16,500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	1983 - 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			$ 70,500.00

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.		**Attached on west side (1984, 1987, 1975) Eleven classrooms.**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood beam foundations on pre-cast concrete pads. Wood frame walls and roof structure in satisfactory condition.	$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Roof leakage evident throughout in hallways. Investigate cause and reroof.	$ 25,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Wood siding painted, cedar fascia, both in satisfactory condition.	$ -
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Wood doors in metal frames. Repaint all doors. Steel doors in metal frames at separations. Windows, aluminum inserts in wood frames - good condition.	$ 2,500.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	T-Bar ceilings throughout replace damaged tiles. Floor - VCT tile - good condition. Walls painted drywall - in good condition.	$ 300.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Plywood, older style, but satisfactory	$ -
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 existing furnaces with high efficiency furnaces .	$ 55,000.00
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 recommended.	$ 55,000.00
6.1.10	Electrical, communication and data network systems.	3	1984 - Classrooms 700 Lux; 1975 Classrooms 500 Lux; Computers networked to server. Upgrade existing luminaires to new T8 lamps and electronic ballasts. Electrical system is in good condition.	$ 45,800.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	1984 - There is 1 existing fire alarm bell. Provide 1 new strobe light 1987 - There is 1 existing fire alarm bell. Provide 1 new strobe light. Provide new LED exit lights. 1975 - There is 1 existing fire alarm bell. Provide 1 new strobe light. Provide new LED exit lights.	$ 1,200.00
6.1.12	Barrier-free access.	4	Provided.	$ -
	Overall Portable Bldgs Condition & Estim Costs			$ 184,800.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	15 4 1	72.80 68.90 69.20	1463.8	18	80	1440	23.8	
7.2	Science Rooms/Labs	1		114.7	2 1	95 120	310	-195.3	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1 1	91.60 92.80 90.60 106.00	381	2 3	130 90	530	-149	
7.4	Gymnasium (incl. gym storage)	1 1 1 1	490.5 42.10 72.90 373.80	979.3			897	82.3	Gym with stage.
7.5	Library/Resource Areas	1		137.7			300	-162.3	
7.6	Administration/Staff, Physical Education, Storage Areas			307.3			703	-395.7	
7.7	CTS Areas								
	7.7.1 Business Education	1		69.2	1		115	-45.8	
	7.7.2 Home Economics	1		143.1				143.1	
	7.7.3 Industrial Arts	1		261.7				261.7	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1339.18			1532	-192.82	
	Overall Space Adequacy Assessment			5196.98			5827	-630.02	

Evaluation Component/ Sub-Component	Additional Notes and Comments