

School Name:	Holy Cross			School Code:	203	
Location:	15120 - 104 avenue Edmonton, Alberta T5P 0R5			Facility Code:	2007	
Region:	Central			Superintendent:	Dr. Dale W. Ripley	
Jurisdiction:	Edmonton RCSSD No. 40			Contact Person:	Mr. Garnet McKee	
				Telephone:	(780) 453-4500 (Garnet)	
Grades:	K-IX			School Capacity:	Total 880	
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	2	3351.8	Masonry/B.U.R.	Perimeter hot water heating; separate ventilation systems; gas-fired furnaces serve heating & ventilation for 1972 Gymnasium.	
Additions/ Expansions	1968 1972	1 2	2312.9 1500.0	Masonry/B.U.R. Masonry/B.U.R.		
					Evaluator's Name:	George Brandt
					& Company:	Henderson Inglis Partridge

Upgrading/ Modernization (identify whether minor or major)	1987 1996 1997					-Minor Modernization upgrade C.R.016. -Minor Modernization subdivide I.A. area & create a C.T.S. Lab. -Minor Modernization upgrade Gym floor system.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
List of Reports/ Supplementary Information	See Section 8 for complete list.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Excellent conditions overall	\$0
2	Building Exterior	Some repainting required plus replacement of ceramic tile / metal siding panels with stucco.	\$36,500
3	Building Interior	Total repainting required, new washroom finishes, millwork replacement / refurbishing	\$475,000
4	Mechanical Systems	Install new ventilation system with separate perimeter heat in gymnasiums; Install new furnace systems with humidification; clean existing duct distribution; miscellaneous upgrades required.	\$605,000
5	Electrical Systems	Portions of the school are inadequate in reference to lighting levels and light fixtures are obsolete and should be replaced with current technology. Overloading of circuitry throughout the gym area has been a problem. Broken receptacles throughout the school.	\$260,000
6	Portable Buildings		\$0
7	Space Adequacy:		
	7.1 Classrooms	Surplus 61.6 S.M.	
	7.2 Science Rooms/Labs	Deficient 234 S.M.	
	7.3 Ancillary Areas	Deficient 527.6 S.M.	
	7.4 Gymnasium	Deficient 108.3 S.M.	
	7.5 Library/Resource Areas	Deficient 119.4 S.M.	
	7.6 Administration/Staff Areas	Deficient 297.3 S.M. Grossly inadequate staff washroom facilities and administration areas	
	7.7 CTS Areas	Deficient 550.8 S.M.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 1095.5 S.M.	
	Overall School Conditions & Estim. Costs	Generally good for its age but requires modernization to meet current standards.School in need of Arch., Mech., and Elec., work Overall Area Deficiency of 680.3 S.M.	\$1,376,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			\$0
1.1.1	Overall site size.	5		
1.1.2	Outdoor athletic areas.	5		
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	Playground appears to be a recent addition and is in excellent condition.	
1.1.4	Site landscaping.	5	Community funding has allowed for landscaping over and above any normal standards for schools. Landscaping is parklike and acts as a buffer between the school building and neighbouring residences.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	Park-like setting includes a landscaped, bermed area with benches for students and staff. Used during lunch hour.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4		
1.1.7	Evidence of sub-soil problems.	4		
1.1.8	Safety and security concerns due to site conditions.	4		
	Other			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
	1.2 Access/Drop-Off Areas/Roadways/Bus Lanes			\$0
	1.2.1 Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5	Front & rear access points are ideally located near the center of the school. Highly visible and easy to find.	
	1.2.2 Surfacing of on-site road network (note whether asphalt or gravel).	5	Asphalt.	
	1.2.3 Bus lanes/drop-off areas (note whether on-site or off-site).	4	Drop-off at front of school functions well due to minimal vehicular traffic in the area. No signs of bus lanes nearby.	
	1.2.4 Fire vehicle access.	5		
	1.2.5 Signage.	5	Highly visible.	
	Other			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			\$0
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	May be a concern during neighbouring community league activities. 30 stalls for staff only.	
1.3.2	Layout and safety of parking lots.	5		
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt.	
1.3.4	Layout and safety of sidewalks.	5		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	5	Concrete.	
1.3.6	Curb cuts and ramps for barrier free access.	4		
	Other			
	Overall Site Conditions & Estimated Costs	5		\$0

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	\$0
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	63/68/72	No visible or obvious signs of structural problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	63/68/72	No visible or obvious signs of structural problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	63/68/72	No visible or obvious signs of structural problems.	
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 states of repair.</i>		Bldg. Section or Roof Section	Description/Condition/Age	\$0
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.	1963 1968 1972	B.U.R. B.U.R. B.U.R. No roofing inspection report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	63/68/72	No problems noted.	
2.2.3	Control of ice and snow falling from roof.	4	63/68/72	No problems noted.	
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	\$32,000
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	63/68/72	Painting required for the exposed concrete structure and concrete blockwork at the east and north sections of the school. Panels of ceramic tile and metal siding on the east walls are cracked, missing tile and showing signs of age. These should be replaced with a low maintenance material such as stucco (which is on the balance of the school) to give the building a more unified appearance	\$32,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	63/68/72	No problems noted.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F.I.	63	The gymnasium walls may require additional insulation - walls are cold to the touch on the inside face.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	63/68/72	No apparent problems.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.	63	See above comment for gymnasium.	
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	\$4,500
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	63/68/72	Painting required.	\$1,500

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	63/68/72	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	63/68/72	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	63/68/72 Although most windows are performing well, a more efficient window that meets today's standards should be considered to reduce overall maintenance and operational costs.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	63/68/72 Some operators are broken or do not function smoothly.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	63/68/72	\$3,000
Other				
Overall Bldg Exterior Condition & Estim Costs		4		\$36,500

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	\$0
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	63/68/72	No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	63/68/72	No problems noted.	
	Other				
3.2	Materials and Finishes		Bldg. Section	Description/Condition	\$435,000
3.2.1	Floor materials and finishes.	3	63/68/72	Most floor finishes are original and are nearing the end of their life expectancy. Room by room replacement recommended. Corridors should also be redone at the same time. Small gymnasium flooring inappropriate for most sports.	\$200,000
3.2.2	Wall materials and finishes.	3	63/68/72	Total repaint required.	\$70,000
3.2.3	Ceiling materials and finishes.	3	63/68/72	Acoustic tiles are dirty and aged in some locations. Gypsum board ceilings are damaged in washrooms and other areas.	\$60,000
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	3	63/68/72	Painting required.	\$15,000
3.2.5	Millwork	3	63/68/72	Signs of age and wear - gradual replacement recommended.	\$28,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	5	63/68/72	Community funding has allowed for total replacement of all chalkboards with whiteboards.	\$0
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	72	Wall mounted acoustic panels worn and dirty in small gymnasium.	\$20,000
3.2.8	Washroom materials and finishes.	2	63/68/72	Painted concrete block with tooled joints appear dirty and unsuitable for age of users. Ceramic tile finishes are broken, chipped, cracked and mis-matched in colour. Water leakage from past plumbing problems have stained ceilings and ceramic tile grout. Washroom finishes should be replaced with new commercial grade tile that meet current standards.	\$42,000
	Other				
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 required.		Bldg. Section	Description/Condition	\$40,000
		F.I.		No up to date inspection report provided. Educational Facilities Master Plan 2007 Edmonton Catholic Schools gives Holy Cross an unacceptable rating of 1 for Building Code issues. Although compliance with 1997 code is not a requirement now, modifications of a substantial nature may lead to a requirement for compliance. Costs for Compliance have not been identified.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	F.I.	63/68/72	Non-combustible, not sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.			
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.			
3.3.4	Exiting distances and access to exits.	F.I.	All	Further investigation required to determine code compliance.	
3.3.5	Barrier-free access.	2	63/68/72	No access to gymnasium, basement or second floor areas for the physically disabled. Handicap lift or elevator recommended. Designated barrier-free washroom required.	\$40,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	No audit available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A		None identified	
Other					
Overall Bldg Interior Condition & Estim Costs		3			\$475,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				\$0
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Catch basins in asphalt parking zone and play area east of building. Ground slopes away from the building. Most roof drainage is collected.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Adequate distribution of hose bibbs around building perimeter.	
4.1.3	Outside storage tanks.	N/A			
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	\$0
4.2.1	Fire hydrants and siamese connections.	4		Fire hydrants at front corners of the school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe distribution throughout the school.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Adequate distribution of hand extinguishers throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).				
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	\$0
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1963	75 mm water service extended to Municipal supply; 50 mm meter set.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	1963	Double check backflow preventer installed on standpipe service. Two Grundfos hot water recirculation pumps.	
4.3.4	Piping and fittings.	4	1963	Piping and fittings are in good condition - no evidence of leaks; none reported.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1963	Fixtures generally okay; replaced as needed.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1963	Two (2) units, gas fired with storage; State Model SB7 75 300 NF6 DF00; 270,000 btuh input; 75 US gallon storage.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1963	Storm and sanitary sewers okay; no leaks reported. Sump pit in mechanical room (Darling).	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	\$140,000
4.4.1	Heating capacity and reliability (including backup capacity).	3	1963	Two (2) boilers, Beaver Boiler, Model B62-3000, each at 2,700,000 btuh input. Boilers appear worn.	\$45,000
4.4.2	Heating controls (including use of current energy management technology).	2	1963	Several heating zones "overlap" due to partition modifications, resulting in overheating.	\$30,000
4.4.3	Fresh air for combustion and condition of the combustion chimney.	1	1963	Review combustion air - no flow when boilers fire; room is hot; substantial negative pressure.	\$5,000
4.4.4	Treatment of water used in heating systems.	4	1963	Chemical pot feeder and sidestream filter; boiler water is clear.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1963	Boilers have adequate protection.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	1	1972 1963	No humidifiers in any air systems.	\$35,000

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).	2	1963 1972	Classrooms generally use perimeter hot water; zoning issues (refer to item 4.4.2) Gym heated with hot air furnaces; extend hot water to heat the gym.	\$20,000
4.4.9	Heating piping, valve and/or duct insulation.	3	1963	Insulation generally in good condition. Some evidence of valve packing leaking.	\$5,000
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1963 1972	Library has continuous finned elements along outside wall. Gym has hot air supply along perimeter (refer to item 4.4.8).	
4.4.13	Zone/unit heaters and controls.	4	1963	Entrance heaters are generally in good condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	\$465,000
4.5.1	Air handling units capacity and condition.	3	1963 1972 1972	Gymnasium System: Trane Torrivent T10, 3 h.p.; all air heating; no humidification; heating coil runs wild (face and bypass damper control). Air system capacity appears marginal; cabinet supply/return fans; no humidifier; no heating coil. Small gym system heated with Flame Master furnace, Model EM 235 HB, each at 211,500 btuh input, plus one small furnace at Flame Master FM 135 HB, 121,500 btuh. Heat exchangers show signs of deterioration; system heating capabilities are limited.	\$375,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	1963 1972	Outside air will be limited due to lack of heating coil.	Refer to Item 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1963 1972	Good air distribution; air supply to ceiling diffusers; corridors are used as return air plenums.	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust systems seem adequate.	
4.5.5	Separation of out flow from air intakes.	4		Good separation of inlets/outlets.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		No special exhaust from Home Ec.	\$5,000
Other					
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>				

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	3	1963 1972	Upgrade ventilation systems controls to digital, consistent with 4.5.1	\$60,000
4.5.8	Air filtration systems and filters.	4		Flat throwaway filters are in all systems.	
4.5.9	Humidification system and components.	3		No humidification systems are provided in any system.	Refer to Item 4.4.7
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	2		Duct system requires balancing and cleaning.	\$25,000
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	\$0
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A			
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	\$0
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1963 1972	Central plant equipment is monitored and controlled by Andover BCMS system; several room temperatures maintained.	
Overall Mech Systems Condition & Estim. Costs					\$605,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				\$0
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		-800 amp, 120/208, 3 phase, 4 wire as manufactured by Canadian Westinghouse -Located in hallway basement -Vintage 1967; see comments.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		-Adequate, no concerns	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		-Time clock control -17 plug-ins; some damaged.	
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	\$6,000
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up to-date technology, regularly tested).	4		-AS manufactured by Simplex 2001; annunciator at main door -15 zones, room for expansion -Verified August 19, 1999	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		-Adequate; no concerns	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1963 1968	-Incandescent exit lights -No DC power	\$6,000
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	\$4,000
5.3.1	Power service surge protection.	3		Not present -Recommend TVSS	\$4,000
5.3.2	Panels and wireways capacity and condition.	4		-Panels are good; no concerns	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		-Overloading of circuits in the main gym panel -Broken u-grounds or receptacles; various locations.	
5.3.5	Motor controls.	4		-Local starters good condition.	
Other					

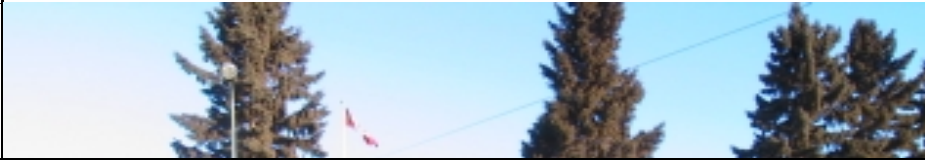
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	\$247,000
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1963 1968 1972	-All lighting within classrooms are 2 lamp surface wrap around lens, two level control, low voltage -Lighting fixtures throughout this portion of the school are obsolete; lens are broken and yellowed; levels are very poor. See section 5.4.3 for a section cost. '-Corridors throughout total school are between 115 - 200 lux	\$134,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		-No concerns	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		-Computer lab has T8 lamps and VOT type light fixtures -Recommended total lighting upgrade with T8 lamps, electronic ballasts -Replace all incandescent exit lights with new LED technology -Replace all incandescent pot light fixtures with compact fluorescent -Relight all gyms with HID; utilize metal halide source	\$113,000
Other					






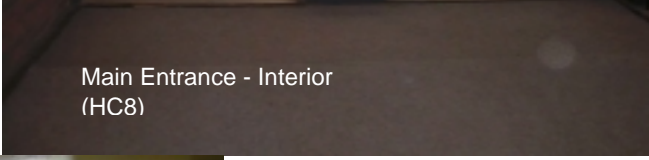

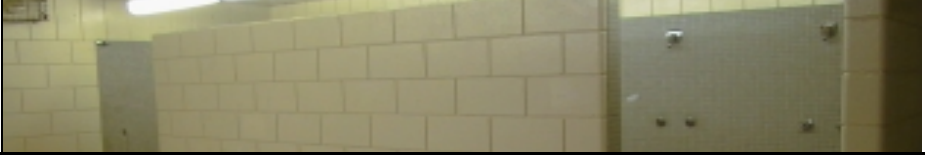
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	\$3,000
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		-Telephone equipment as manufactured by Nitsuko	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		-Computer room is monitored by CCTV camera -Monitor located in general office -PA DuKane -See comments	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat. 5	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		-Cat.5 cabling running loose in accessible ceiling space -Admin - network -Educational - network -Computer lab in basement; cable secured to desk	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		-Admin server in telecom room. -No security -Room for growth	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		-Shared circuitry, not dedicated.	\$3,000
Other					









Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	\$0
5.6.1	Site and building surveillance system (if applicable).			N/A	
5.6.2	Intrusion alarms (if applicable).	4		Telsco	
5.6.3	Master clock system (if applicable).	4		Digital clock in all corridors and classrooms	
	Other				
5.7	Elevators/Disabled Lifts (If applicable)				\$0
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					\$260,000






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>	N/A	None	
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				\$0


Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	29		1821.6	22	80	1760	61.6	Holy Cross is a combined Elementary & Junior High School, therefore Junior High School Equivalent New Facility chart was used to compile information.
7.2	Science Rooms/Labs	2		196	2 2	95 120	430	-234	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1		92.4	6	620	620	-527.6	
7.4	Gymnasium (incl. gym storage)	6		788.7	1	897	897	-108.3	
7.5	Library/Resource Areas	1		240.6	1	360	360	-119.4	
7.6	Administration/Staff, Physical Education, Storage Areas	25		526.7			824	-297.3	
7.7	CTS Areas								
	7.7.1 Business Education				1	115	115	-115	
	7.7.2 Home Economics	2		204	1 1	160 100	260	-56	40 cap.
	7.7.3 Industrial Arts	1		137.7	1	280	280	-142.3	20 cap.
	7.7.4 Other CTS Programs	1		137.5	1	375	375	-237.5	20 cap.
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)	21		3019.5			1924	1095.5	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			7164.7			7845	-680.3	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Floors	Most flooring appears to be of the vinyl asbestos type which contains asbestos fibres bound in resin and is thus not considered hazardous by itself. However, removal of this flooring should be undertaken with precautionary measures because any abrasive action on the tile will release small amounts of fibre into the air. This includes scraping, sanding, and chiseling actions. Further investigation should be done to determine if existing flooring is of this type.
General	This school is in reasonably good condition despite its' age and lack of major modernization. Community funding and involvement has helped maintain and improve many aspects of the schools' operation. Upgrades to items discussed in this report will further enhance the school to carry it well into the next millenium.
Building Code	Edmonton Catholic Schools provided a document entitled "Educational Facilities Master Plan 2007" dated March 1998 to the study team. This documented a physical evaluation of the schools similar to this study. The Educational Facilities Master Plan gives Holy Cross a 1 or unacceptable or unsafe rating with reference to Building Code issues. No specifics are given for the reasons for this rating. The study team for the 1999 evaluation did not evaluate the school in terms of 1997 Alberta Building Code, rather made some generalized comments about safety issues within the school. It is possible that the scope of work suggested by this evaluation or other modernizations contemplated by the School Jurisdiction may be considered by a plans examiner with the responsible authority to be a substantial alteration to the building and therefore 1997 Alberta Building Code Compliance may be deemed a requirement. The scope of work
Building Code Cont'd	Alberta Building Code Compliance has not been identified. Further Investigation may be required.
Main Entrance	

Evaluation Component/ Sub-Component	Additional Notes and Comments	
		
		
<p>Main Entrance - Exterior (HC1)</p>		
		
		
		
<p>Washroom Materials & Finishes</p>		
		

Evaluation Component/ Sub-Component	Additional Notes and Comments	
		
Boys Locker Room - Shower (HC6)		
		
		
Boys Washroom (HC5)		
		
		
		

Evaluation Component/ Sub-Component	Additional Notes and Comments
	
	
<p>Window Panels - Ceramic Tile & Metal Siding (HC3)</p>	<p>Window Panels - Stucco (HC9)</p>
<p>Exterior Wall Finishes</p>	<p>Painting required for the exposed concrete structure and concrete blockwork at the east and north sections of the school. Panels of ceramic tile and metal siding (photo HC3 above) on the east walls are cracked, missing tile and showing signs of age. These should be replaced with a low maintenance material such as stucco (which is on the balance of the school - photo HC9 above) to give the building a more unified appearance</p>
	
	
	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 <p>Site - East of Gymnasium (HC2)</p>
Site landscaping.	<p>Community funding has allowed for landscaping over and above any normal standards for schools. Landscaping is parklike and acts as a buffer between the school building and neighbouring residences.</p>

Evaluation Component/ Sub-Component	Additional Notes and Comments
<p>List of Reports/ Supplementary Information</p>	<p>Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 Inventory of Core School Buildings – Edmonton Catholic School District Summary From Alberta Education School Buildings Service Areas in m2 Roofing Projects Revised July 22, 1999 1997 B.Q.R.P. 1998 B.Q.R.P. 1996 B.Q.R.P. 1995 B.Q.R.P. 1993 B.Q.R.P. Heating, Ventilation and Air Conditioning Systems Portable Classroom Locations – Edmonton Catholic Schools Edmonton Catholic Schools Fire Alarm Systems Consultants for School Facilities Edmonton Catholic Schools – Legal Description December 01, 1998 Inventory of School Buildings – Edmonton Catholic Schools November 05, 1999 Edmonton Catholic Schools – Gymnasium Inventory Edmonton Catholic Schools – 1999/2000 Summary of Minor Modernization Projects From 1990 through to 1999 Major Modernizations and Additions Summary of Alternately Funded Renovation Projects Standard Assessment and Utilization Report 0018 Edmonton RCS REG DIV #40</p> <p>Data Sheets</p> <p>Holy Cross School 88/03/01</p> <p>Mini-Plans</p> <p>Holy Cross School 88/03/01</p>