

1

Upgrading/ Modernization (identify whether minor or major)	1991					-Minor Modernization create new Science Rm. in open area. -Minor Modernization create C.R. within I.A. area with windows. Upgrade Locker Rm. Hooks, doors, benches, construct 3/4 length wall to separate C.R. from corridor. -Minor Modernization add door window to 2 Offices on 1st floor & install door window into 2nd floor Counselors Office. -Minor Modernization subdivide I.A. area & create a C.T.S. Lab. -Minor Modernization create an exit corridor on 2nd floor to Code requirements.
	1993					
	1995					
	1996					
	1998					
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	Generally good, perimeter walkways require some attention.	\$12,000
2	Building Exterior	Generally good attention required on a number of exterior elements.	\$16,500
3	Building Interior	Floors, Ceilings and lack of elevator for second storey access are the primary deficient areas. School has only been painted once since completion and it shows.	\$296,000
4	Mechanical Systems	Install new ventilation systems complete with humidification in 1925, 1948, 1962, 1950 and 1051 wings; install heating coil and humidification in 1968 air handling system; replace entrance heaters.	\$35,000
5	Electrical Systems	Electrical systems generally acceptable . Lighting upgrade required in gymnasium and remainder of school should be retrofitted with energy efficient luminaires.	\$140,000
6	Portable Buildings		\$0
7	Space Adequacy:		
	7.1 Classrooms	Surplus 78.2 S.M.	
	7.2 Science Rooms/Labs	Deficient 198 S.M.	
	7.3 Ancillary Areas	Surplus 197.3 S.M.	
	7.4 Gymnasium	Deficient 67 S.M.	
	7.5 Library/Resource Areas	Deficient 126.4 S.M.	
	7.6 Administration/Staff Areas	Deficient 289.8 S.M.	
	7.7 CTS Areas	Deficient 517.6 S.M.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 626.4 S.M.	
	Overall School Conditions & Estim. Costs	School in need of Arch., Mech., and Elec., work Overall Area deficiency of 296.9 S.M.	\$499,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			\$12,000
1.1.1	Overall site size.	4	Appears to be generously sized site with ample space for expansion.	
1.1.2	Outdoor athletic areas.	4	Snow cover prevents close inspection. No evident problems.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Snow cover prevents close inspection. No evident problems.	
1.1.4	Site landscaping.	4	Snow cover prevents close inspection. No evident problems.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Accessories show signs of rust, chips, etc.	\$2,000
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Perimeter walkway shows signs of settlement leading to back slope to school in a number of areas.	\$10,000
1.1.7	Evidence of sub-soil problems.	4	Wall defining open court shows signs of movement resulting from settlement. Condition is likely stable. Cost not attached to this item. Condition should be monitored.	
1.1.8	Safety and security concerns due to site conditions.		None noted.	
Other				
1.2	<b>Access/Drop-Off Areas/Roadways/Bus Lanes</b>			\$0
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Three pedestrian access points off 144 Ave. Two vehicular access points to parking.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Generally good although steep approach at south west access. May make winter access difficult. No Cost attached to this item.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Offsite utilizing city of Edmonton streets. No designated drop off. However no concerns with present arrangement identified by staff.	
1.2.4	Fire vehicle access.	4	No obvious problems.	
1.2.5	Signage.	4	Signage is minimal.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			\$0
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Mini plans indicate 20 stalls. Actual layout differs. Appears to accommodate approx. 30, 14 duplex outlets counted i.e. plug-ins for 28. No designated disabled stall	
1.3.2	Layout and safety of parking lots.	4	Generally acceptable. Steep south west access to parking.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt. Snow covering makes inspection difficult. No obvious problems.	
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Slab at north entrance settled with back slope to school. Perimeter walkway shows signs of movement from school and back slopes.	Cost is identified as part of 1.1.6
1.3.6	Curb cuts and ramps for barrier free access.	2	Step up at main entrance at school. Barrier Free cost identified in lump sum Section 3.3.5.	Refer to 3.3.5
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$12,000

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		Appears good	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Overall good. Wall defining open court at maintenance shows signs of cracking with building proper on west elevation. Condition is probably stable with settlement having occurred some years ago. No cost is assessed this item.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Roof not accessed. No signs of obvious problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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	<u>Description/Condition/Age</u>	\$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).	4		Roof not accessed. Snow covered. Staff did not indicate any problems with roof. It was noted that the "T" system supporting the ceiling in second floor janitor room was rusted indicating potential water infiltration.  No inspection Reports sourced at Edmonton Catholic Schools library.  No documentation indicating roof type.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3		Roof not accessed. Snow covered. Staff did not indicate any problems. Visual from ground cap flashings require painting. Costs covered in 2.3.2	Refer to 2.3.2
2.2.3	Control of ice and snow falling from roof.	4		All flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		None present.	
Other					



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	\$7,000
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3		Brick expansion joints require re-caulk. Graffiti / paint on brick north side. Some damaged brick corner conditions cracking at wall defining open court. See 2.1.2	\$5,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3		Cap flashings require painting east side. Soffit of exit stair overhang east side requires painting.	\$2,000
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		No evidence of problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Appears to be all interior drains.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Generally good. It was noted that in second floor janitor room containing roof access ladder the suspended "T" ceiling was rusting indicating potential water infiltration.	
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	\$9,500
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Need painting. Painting costs have been identified in an overall figure for the school in 3.2.2	Refer to 3.2.2

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).	3	Generally O.K. Metal protective screens north side of building require painting. Painting costs have been identified in an overall figure for the school in 3.2.2. Allowance for some replacement.	\$2,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	Generally O.K., but showing signs of aging in high traffic areas.	\$2,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	Vent windows were added to existing fixed about 10 years ago. Contain opaque panel. Some signs of perimeter caulking dried / separating from adjacent brick surface.	\$3,500
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	Metal screens on windows rusting. Repaint on north side of school.	\$2,000
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No signs of problems.	
Other				
	<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>			<b>\$16,500</b>

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$0
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Structure generally good	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Structure generally good	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$211,000
3.2.1	Floor materials and finishes.	3		Washrooms / stairwells cracking - looks very dirty in stairs due to age. Replace. 100 S.M. VCT typically in good condition throughout. Original carpet dated and coming apart at seams. Should be replaced. 600 SM. Wood floor in gym good condition.	\$26,500
3.2.2	Wall materials and finishes.	3		Painted block or battened demountable partition or vinyl clad demountable. Good condition material but needs painting. Staff indicated school has been painted only once since construction.	\$52,500
3.2.3	Ceiling materials and finishes.	3		Wood slats corridor painted white. Requires painting in stairwells. Suspended acoustic tile in classrooms is original and generally very badly soiled (Note: All air system). Rusted suspended "T" in second floor janitor room with roof access.	\$95,000
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	3		Doors and hardware in good condition although chipping of doors evident in high traffic areas. Painting costs have been included in 3.2.2	Refer to 3.2.2
3.2.5	Millwork	3		Very little built-ins in classroom. Limited millwork in good condition. Repainting Costs have been included in 3.2.2	\$25,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Generally speaking seems in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		CTS lab 5 years old. Excellent condition. Basketball, volley ball, gymnasium equipment look in good condition.	
3.2.8	Washroom materials and finishes.	3		Staff - VCT floor - vinyl demountable or block, P.Lam. counters - good condition. Students - molded acrylic floor, ptd. Block GWB ceilings. Toilet partitions will require replacement within 5 years.	\$12,000
Other					
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>		<b>Bldg. Section</b>	<b>Description/Condition</b>	\$85,000
		F.I.		Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses J.J.Bowlen as unacceptable or unsafe rating related to Code issues. While compliance with 1997 Code is not a requirement now, the alterations identified in this report may in the eyes of the Plans examiner be considered substantial alterations to the building and compliance then a requirement.	

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.	4	Non - combustible / Non-sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	Labeled doors appear to be providing separation dividing the building (excluding gym) into two halves. Not possible to determine floor separation. Doors to linking stairwells are wood with GWG, unlabelled.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	Doors referred to in 3.3.2 above are labeled but label painted over. Electrical room solid wood door no label. Mechanical room metal label indicating rating painted over.	
3.3.4	Exiting distances and access to exits.	4	No obvious problem areas.	
3.3.5	Barrier-free access.	2	Steps up to main entrance, no H.C. lift for access to second storey. No identifiable barrier free washrooms. Stage not accessible. Budget should provide for new elevator to second storey and accessible washroom.	\$85,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	No reports provided by school jurisdiction.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	None observed.	
Other				
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>			<b>\$296,000</b>

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 paved parking lot.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hose bibbs (non-freeze) distributed around perimeter.	
4.1.3	Outside storage tanks.	N/A			
Other		N/A			
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	\$5,000
4.2.1	Fire hydrants and siamese connections.	4		Fire hydrant across street northwest of school.	
		4	1970	Siamese connection (not close to main entrance).	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1970	Standpipe/hose system.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1970	Adequate hand extinguishers and fire hose cabinets distributed throughout the school.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	3	1970	Chemical storage area appears to be marginal.	\$5,000
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	1970	3" water service	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	1970	Double check backflow preventer on standpipe and on domestic supply valve in good condition.	
4.3.4	Piping and fittings.	4	1970	No leaks reported; no sign of deterioration.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1970	Plumbing fixtures well maintained; being replaced as needed.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1970	State Turbo Sandblaster, Model SBT75 300 NE960; 270,000 btu/hr input; 75 gallon capacity.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1970	Sewer systems are working adequately.	
Other					
4.4	Heating Systems		Bldg. Section	Description/Condition	\$0

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4.1	Heating capacity and reliability (including backup capacity).	N/A		no boiler system.	
4.4.2	Heating controls (including use of current energy management technology).	4	1970	Andover BLDM control and monitoring system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1970	Adequate combustion air; no evidence of chimney deterioration.	
4.4.4	Treatment of water used in heating systems.	N/A			
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			



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	1970	Ducting and air outlets appear to be in good condition; no problems reported.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Duct insulation in good condition.	
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		Adequate comfort conditions.	
4.4.13	Zone/unit heaters and controls.	N/A		No entrance heaters; entrance heated by building multizone units.	
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	\$30,000
4.5.1	Air handling units capacity and condition.	4	1970	3 building roof penthouse multizone units well maintained. Corridor gas fired ventilation and gym unit well maintained.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1970	Adequate outside air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1970	Low pressure duct distribution throughout school.	
4.5.4	Exhaust systems capacity and condition.	4	1970	Adequate exhaust systems controlled by Cutler Hammer on/off	
4.5.5	Separation of out flow from air intakes.	4	1970	Adequate separation.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Adequate lab/fume hood exhaust; kitchen exhaust.	
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).	4	1970	Pneumatic controls, Devilbis, 60-80 psi, complete with refrigerated air dryer; Andover building control monitored system.	
4.5.8	Air filtration systems and filters.	4	1970	Filters clean.	
4.5.9	Humidification system and components.	3	1970	No humidification system in place.	\$30,000
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1970	Adequate ventilation distribution	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		<b>Bldg. Section</b>	<b>Description/Condition</b>	\$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		<b>Bldg. Section</b>	<b>Description/Condition</b>	\$0
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1970	Andover energy night/control and monitoring system.	
	Overall Mech Systems Condition & Estim. Costs				\$35,000

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	1970	<ul style="list-style-type: none"> <li>- Main distribution (1970), 1600A, 3 phase, 208/120 VAC</li> <li>- Main ACB and two feeder ACB's to individual 600A CDP's, 13 breakers for future spaces</li> <li>- ACB's FPE 1600A 50H2 and two 600A 100 HF1, 2 spaces for future</li> <li>- Underground feeders from pad mount transformer north of gymnasium</li> <li>- Meter peak demand 110 KVA (assessed capacity 144 KVA @ 400A)</li> <li>- One feeder ACB required servicing</li> </ul>	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	-HPS wall units, canopy and door incandescent luminaires	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	-Electrified plugs for approximately 90% of parking area, separate panel; no visible cycling or timing controls	
Other		4	All	-Telephone service underground to main backboard in main electrical room	
5.2	Life Safety Systems		<b>Bldg. Section</b>	<b>Description/Condition</b>	\$0
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up to-date technology, regularly tested).	4	All	<ul style="list-style-type: none"> <li>- Simplex 4002 system, non addressable at main entrance</li> <li>- 19 zones in use, space for 12 additional device zones</li> <li>- Graphic mimic at main entry; light box annunciator in main office</li> <li>- Generally devices exist where required in storage rooms, IA areas, etc.</li> <li>- Recently verified.</li> </ul>	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		- Emergency lighting via generator power circuits	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		<ul style="list-style-type: none"> <li>-Exit luminaires generally where required</li> <li>- Exits connected to emergency power</li> <li>- Exits are incandescent or LED retrofit kits</li> </ul>	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	\$8,000
5.3.1	Power service surge protection.	3		-None -No isolation between equipment/mechanical and technology (user) loads. Add TVSS	\$8,000
5.3.2	Panels and wireways capacity and condition.	4	1963 1968	-Components still available - not obsolete -Approximately one-third space in most panels	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1970	-10 kw, 12.5 KVA emergency generator (natural gas), 208V 3-Phase - 75A 3 pole transfer switch	
5.3.4	General wiring devices and methods.	4	1970	-Typically 4 receptacles per classroom; 2 at front, 2 at rear	
5.3.5	Motor controls.	4	1970	-Motor services and controls are generally splitter/disconnect/starter configurations	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<b>Bldg. Section</b>	<b>Description/Condition</b>	\$123,000
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1970	<ul style="list-style-type: none"> <li>-Paraline ceiling in corridors except for IA wing which has surface fluorescents</li> <li>-New computer room deep cell parabolics with T8 lamps</li> <li>-All other areas surface fluorescent with wrap around lensing, T12 lamps, standard ballasts</li> <li>-Mixture of line and low voltage switching; some classrooms and large areas IA/library/shop areas low voltage switch, remainder line voltage switch</li> <li>-Typically block (row) switching</li> <li>-Illumination Levels:</li> <li>Classrooms - 500 - 600 lux</li> <li>Corridors - approximately 700 lux (paraline ceiling), 400 - 500 lux remainder</li> <li>Laboratories - 700 - 100 lux</li> <li>Computer areas - 450 - 550 lux</li> <li>Shop areas - 700 - 1000 lux</li> <li>Offices - 650 - 700 lux</li> <li>Library - approximately 1000 lux</li> <li>Gymnasium - 200 - 300 lux</li> <li>lighting upgrade required.</li> </ul>	\$28,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1970	-Post PCB area - all fluorescents expected to be PCB free	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	<ul style="list-style-type: none"> <li>-One or two recently renovated rooms utilize T8 lamps</li> <li>-Remainder all T12 lamps and standard ballasts; upgrade to T8 and electronic ballasts</li> <li>-Upgrade exits to full LED type</li> <li>-Upgrade gymnasium to HID lighting</li> </ul>	\$95,000
Other					



Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		<b>Bldg. Section</b>	<b>Description/Condition</b>	\$9,000
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	-Recently upgraded telephone system Nitsuko DX -Incoming multiline (25 pair) cable -Older style terminal blocks mixed with new BIX blocks; unused wiring should be removed and consistent termination approach applied	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	-Classroom call and PA system Dukane Petcom 2200; surface speakers in classrooms and corridors with exposed cable -RFTV distribution to all classrooms; brackets; installed for local TV's but TV's/VCR provided via approximately 6 carts used on as required basis -Mix of recessed and exposed conduit/boxes/cabling for above systems	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	-Category 5 system (recently upgraded) -One dual outlet assembly in offices and in some classrooms; not all classrooms wired -Multi outlet assemblies in computer room/library	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	-Exposed conduit and surface plastic mold -Use of pak poles for computer rooms and library clusters	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	All	-Local hubs on main floor and second floor; no servers; system is peer to peer -Hub closets exist but system is minimalist; extension to fully wired school would affect existing closets	\$8,000
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		-Dedicated circuits only in recently renovated computer room, library areas.	\$1,000
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		None	
5.6.2	Intrusion alarms (if applicable).	4	All	-Custom security system common to all ECS Schools -12 zones, all used (all intrusion detectors) -LED annunciator and graphic mimic at main entry	
5.6.3	Master clock system (if applicable).	4		-None -Local electric clocks are utilized	
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).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
Overall Elect. Systems Condition & Estim Costs					\$140,000

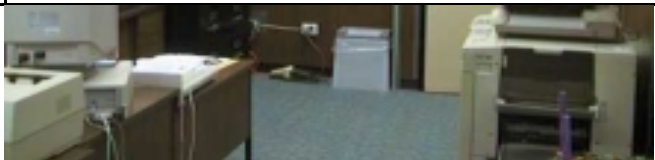

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>	N/A	None	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
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.			
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			\$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	14		878.2	10	80	800	78.2	
7.2	Science Rooms/Labs	2		42	2	120	240	-198	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5		597.3	1 3	130 90	400	197.3	
7.4	Gymnasium (incl. gym storage)	4		588	1 1	60 595	655	-67	
7.5	Library/Resource Areas	1		83.6	1	210	210	-126.4	
7.6	Administration/Staff, Physical Education, Storage Areas	17		286.2			576	-289.8	
7.7	CTS Areas								
	7.7.1 Business Education				2	115	230	-230	50 cap.
	7.7.2 Home Economics	1		130.1	1	160	160	-29.9	20 cap.
	7.7.3 Industrial Arts	1		22.3	1	280	280	-257.7	20 cap.
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)	15		1726.4			1100	626.4	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	<b>Overall Space Adequacy Assessment</b>			4354.1			4651	-296.9	

Evaluation Component/ Sub-Component	Additional Notes and Comments		
General	<p>Original finishes appear very dated i.e. simulated dark wood paneling in office areas and orange/red carpet. Ceiling tiles appear very soiled in places probably due to all air system &amp; detract from the apparent cleanliness of the school. Science lab redone 7 years ago &amp; appears in very good condition.</p> <p>stairway is basically in good condition but through age appears very soiled.</p>		
Building Code	<p>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 J.J.Bowlen a 1 or unsafe or unacceptable 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</p>		
Building Code Cont'd	<p>Alberta Building Code Compliance has not been identified. Further Investigation may be required.</p>		
	Cracked Perimeter Walkways (JJB2)		Window Screens Requiring Repaint (JJB3)
			
(JJB2)	Perimeter concrete walkways show signs of cracking and backslope.		
(JJB3)	Screens on North side of school require repainting.		

Evaluation Component/ Sub-Component	Additional Notes and Comments	
		
	Crack in Brickwork West Elevation (JJB4)	Exit Stair Floor Finish Requiring Replacement (JJB5)
(JJB4)	Cracking in exterior wall near entrance.	
(JJB5)	Flooring in stair enclosures looks soiled and unattractive.	
		

Evaluation Component/ Sub-Component	Additional Notes and Comments	
		
	Dated/Worn Carpet Requiring Replacement (JJB6)	Typ. Door/Frame Requiring Painting (JJB7)
(JJB6)	Original carpet in some classrooms is torn at seams, worn, and dated in appearance.	
(JJB7)	Paint chipping evident in doors/frames throughout school.	
		
		Typical Soiled /Damaged Ceiling Tile (JJB9)

Evaluation Component/ Sub-Component	Additional Notes and Comments	
		
	Dated/Dark Interior Finish (JJB8)	
(JJB8)	Wall finishes in a number of locations are dark, unattractive, dated and inflexible due to material selection.	
(JJB9)	Ceiling tiles are damaged/soiled throughout school. All air system may contribute to soiling of tiles.	

Evaluation Component/ Sub-Component	Additional Notes and Comments
<b>List of Reports/ Supplementary Information</b>	<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    Data Sheets    J.J. Bowlen School      88/02/10    Mini-Plans    J.J. Bowlen School      88/02/10 </p>