

School Name: Kateri Mission Catholic Schools School Code: 1181
 Location: Grande Prairie Facility Code: 2126
 Region: North Superintendent: Mr. M Bryn Kulmatycki
 Jurisdiction: Grande Prairie Contact Person: _____
 Telephone: (780)532-3013
 Grades: K-IX School Capacity: 570

Building Section	Year of Compl.	No. of Floors	Gross Bldg. Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1982	2	4201.82	Masonry, Flat roof		
Additions/Expansions						

Evaluator's Name: Daryl Procinsky
& Company: Daryl Procinsky Architecture Ltd.

Upgrading/Modernization (identify whether minor or major)	1982			1996 Modernization of ancillary and classroom space 1997 Modernization of IA lab into artroom		
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)	1979 1990 1992 1998		423.0 184.4 209.1 294.2	Frame Flatroof 2 ply Frame Flatroof 2 ply Frame Flatroof 2 ply Frame Flatroof 2 ply		Portables built and relocated to this site in 1982, attached relocatable Attached reportable Attached reportable Attached reportable

List of Reports/Supplementary Information	Kateri Mission Catholic School List or Concerns Roof Conditions Report
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally good, site drainage issues in play area grass not growing under eaves	\$ 58,500.00
2	Building Exterior	Some settlement concerns, not serious.	\$ 69,800.00
3	Building Interior	Very good Condition, some condensation	\$ 13,692.00
4	Mechanical Systems		\$ 230,000.00
5	Electrical Systems		\$ 37,300.00
6	Portable Buildings	Very good, condensation evident on windows	\$ 60,000.00
7	Space Adequacy:		
	7.1 Classrooms	16-1234.1m_ existing, 13-1040m_ required, surplus of space, but not underutilized, 1ECS @ 109	
	7.2 Science Rooms/Labs	2@226m_ existing, 3@360m_ required. Excess classroom space can function as science room.	
	7.3 Ancillary Areas	418m_ existing, 341.1m_ non supported, 400m_ required	
	7.4 Gymnasium	585.3m_ existing, 595m_ required. Undersized and poor access/crush space.	
	7.5 Library/Resource Areas	202.2m_ existing, 250.0m_ required. Adjacent courtyard functions as reading area.	
	7.6 Administration/Staff Areas	201.2m_ existing, 357m_ required. Support areas seriously lacking.	
	7.7 CTS Areas	345.8m_ (1A and HOMECE) existing, 440m_ required. Undersized, functionally under utilized.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	1880m_ exist, 2127m_ required. Undersized, evident where crush space is required at gym.	
			\$ 469,292.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	3	Due to unusual shape, existing trees, and shared use with the city, there is insufficient space for all students to use at the same time.	N/A
1.1.2	Outdoor athletic areas.	4		
1.1.3	Outdoor playground areas, including condition of equipment and base.	4		
1.1.4	Site landscaping.	4		
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Require 2 bike racks	\$ 5,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	In the playground area on the southeast ponding, regrade and surface.	\$ 15,000.00
1.1.7	Evidence of sub-soil problems.	4		
1.1.8	Safety and security concerns due to site conditions.	4		
	Other			
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	2 access	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	3	On site at front door interference from passenger/vehicular/pedestrian traffic, reroute and change direction.	\$ 1,500.00
1.2.4	Fire vehicle access.	4		
1.2.5	Signage.	4		
	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	40 required, 20 exist	\$ 25,000.00
1.3.2	Layout and safety of parking lots.	4		
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Icing on the parking ramps and slow drainage on areas adjacent to the front entry. Regrade and resurface with more slope.	\$ 12,000.00
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4		
1.3.6	Curb cuts and ramps for barrier free access.	4		
	Other			
	Overall Site Conditions & Estimated Costs			\$ 58,500.00

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 4 4	1982 1979 (portable) 1990		
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3 4 4	1982 1979 (portable) 1990	South corner of structure, signs of settlement, cracking of brick face, seal and secure brick.	\$ 12,500.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4 4 4	1982 1979 (portable) 1990		
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4 4 4	1982 1979 1990	Roof redone 1997 No report available Roof redone 1997 No report available Roof redone 1997 No report available	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4			
2.2.3	Control of ice and snow falling from roof.	4		Minor ice buildup adjacent to entry	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	1982	Repair and replacement of skylights has been a continual problem, 1 leak currently exists	\$ 4,000.00
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, efflorescence, water stains).	3	1982	No parging on insulation over grade beam, insulation has been damaged into vapour barrier evident, efflorescence in some locations, some minor cracking	\$ 40,000.00
		4	1979		
		4	1990		
		4	1992		
		4	1998		
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1982 to 1998		
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	1987 to 1998		
2.3.4	Interface of roof drainage and ground drainage systems.	4	1987 to 1998		
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).				
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1982	Some doors are experiencing failure at seams	\$ 9,000.00
		3	1979	Some doors are experiencing failure at seams	
		4	1992	Some doors are experiencing failure at seams	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1982	Catches, hardware closures worn	\$ 2,500.00
		3	1979	Catches, hardware closures worn	
		4	1992:1998		
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1982 to 1998		
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4			
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	4			
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1982	Frosting of all windows, modify mechanical system and provide more airflow over windows	\$ 1,800.00
		3	1979	Frosting of all windows, modify mechanical system and provide more airflow over windows	
		3	1982	Frosting of all windows, modify mechanical system and provide more airflow over windows	
		4	1998		
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$ 69,800.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	Estim. Cost
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3 4 4 4 4	1982 1979 1990 1992 1998	Differential movement has occurred in several areas, this does not appear to be continuing Minor Cracks, no concern Minor Cracks, no concern Minor Cracks, no concern Minor Cracks, no concern	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1982 to 1998		
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4 3 4 4 4	1982 179 1990 1992 1998	Sheet vinyl corridor, quarry tile/carpet classrooms Sheet vinyl corridor, carpet classrooms (required replacement) Sheet vinyl corridor, carpet classroom (no replacement) Sheet vinyl corridor, carpet classroom (no replacement) Sheet vinyl corridor, carpet classroom (no replacement)	\$ 10,892.00
3.2.2	Wall materials and finishes.	4 4 4 4 4	1982 1979 1990 1992 1998	Painted block, vinyl coated partition system Painted GWB Painted GWB Painted GWB Painted GWB	
3.2.3	Ceiling materials and finishes.	4 4 4 4 4	1982 1979 1990 1992 1998	T-bar corridors/classrooms, painted GWB to WRS Painted GWB corridors, stipple in GWB classrooms Painted GWB corridors, T-bar in classrooms Painted GWB corridors, T-bar in classrooms Painted GWB corridors, T-bar in classrooms	
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4 4 4 4 4	1982 1979 1990 1992 1998		
3.2.5	Millwork	4 4 4 4 4	1982 1979 1990 1992 1998		
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3 3 4 4 4	1982 1979 1990 1992 1998	Chalkboards are reaching end of viable life Chalkboards are reaching end of viable life	\$ 2,800.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1982		
3.2.8	Washroom materials and finishes.	4 4	1982 1990	Quarry tile floor, DADO, Painted GWB walls, Painted GWB ceiling Sheet vinyl floor, ceramic tile DADO, painted GWB walls, painted GWB ceiling	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- Intent is to identify renovations considered necessary to		Bldg. Section		
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1982 1979 to 1998	Non combustible, non sprinklered Combustible, non sprinklered Combustible, non sprinklered Combustible, non sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1982 to 1998		
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1982 to 1998		
3.3.4	Exiting distances and access to exits.	4	1982 to 1998		
3.3.5	Barrier-free access.	4	1982 to 1998		
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	N/A			
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)				
Other					
Overall Bldg Interior Condition & Estim Costs					\$ 13,692.00

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).				
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).				
4.1.3	Outside storage tanks.				
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.				
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).				
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).				
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
			Bldg. Section	Description/Condition	
4.3	Water Supply and Plumbing Systems				
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).				
4.3.2	Water treatment system(s).				
4.3.3	Pumps and valves (including backflow prevention valves).				
4.3.4	Piping and fittings.				
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)				
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).				
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).				
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
4.4	Heating Systems				
4.4.1	Heating capacity and reliability (including backup capacity).				
4.4.2	Heating controls (including use of current energy management technology).				
4.4.3	Fresh air for combustion and condition of the combustion chimney.				
4.4.4	Treatment of water used in heating systems.				
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).				
4.4.6	Heating air filtration systems and filters.				
4.4.7	Heating humidification systems and components.				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
4.4	Heating Systems (cont'd)				
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).				
4.4.9	Heating piping, valve and/or duct insulation.				
4.4.10	Heat exchangers.				
4.4.11	Heating mixing boxes, dampers and linkages.				
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).				
4.4.13	Zone/unit heaters and controls.				
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.				
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).				
4.5.3	Air distribution system (if possible, reference number of air changes/hour).				
4.5.4	Exhaust systems capacity and condition.				
4.5.5	Separation of out flow from air intakes.				
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).				
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).			
4.5.8	Air filtration systems and filters.			
4.5.9	Humidification system and components.			
4.5.10	Heat exchangers.			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).			
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).				
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)				
4.6.3	Cooling system controls (including use of current energy management technology).				
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).				
	Other				
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.				
Overall Mech Systems Condition & Estim. Costs					

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).				
5.1.2	Site and building exterior lighting (i.e., safety concerns).				
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).				
	Other				
5.2 Life Safety Systems					
			Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).				
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).				
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).				
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.				
5.3.2	Panels and wireways capacity and condition.				
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).				
5.3.4	General wiring devices and methods.				
5.3.5	Motor controls.				
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).				
5.4.2	Replacement of ballasts (i.e., health and safety concerns).				
5.4.3	Implementation of energy efficiency measures and recommendations.				
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
5.5	Network and Communication Systems				
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).				
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).				
5.5.3	Network cabling (if available, should be category 5 or better).				
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).				
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).				
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).				
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
5.6	Miscellaneous Systems				
5.6.1	Site and building surveillance system (if applicable).				
5.6.2	Intrusion alarms (if applicable).				
5.6.3	Master clock system (if applicable).				
	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).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
	Other				
Overall Elect. Systems Condition & Estim Costs					

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	16	Varies	1234.1	13	80	1040	194.1	Surplus
7.2	Science Rooms/Labs	2	113	226	3	120	360	134	Deficiency
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			418			400	18	Surplus
7.4	Gymnasium (incl. gym storage)	1 1	585 16	601	1 1	595 60	655	54	Deficiency
7.5	Library/Resource Areas			202			250	48	Deficiency
7.6	Administration/Staff, Physical Education, Storage Areas			201			357	156	Deficiency
7.7	CTS Areas								
	7.7.1 Business Education				2	115	130	130	Deficiency
	7.7.2 Home Economics	1		136.5	1 1		160	23.5	Deficiency
	7.7.3 Industrial Arts	1		209	1 1		280	71	Deficiency
	7.7.4 Other CTS Programs							N/A	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1880			2127	247	Deficiency
	Overall Space Adequacy Assessment			5107.6			5759	651.4	Deficiency

Evaluation Component/ Sub-Component	Additional Notes and Comments

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