	School Name:	**Katherine Therrien Elementary School**				School Code:	**8043**
	Location:	**15040 - 118 Street, Edmonton, Alberta**				Facility Code:	**1986**
	Region:	**Central**				Superindendent:	**Mr. Garnet McKee**
	Jurisdiction:	**Edmonton Roman Catholic Schools Regional Division**				Contact Person:	**Mr. Ken Yakimovich**
						Telephone:	**(780) 453-4500**
	Grades:	**K - VI**				School Capacity:	**325**

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	1975	1	2281	Masonry construction, flat roof. Painted concrete block exterior with metal fascia.	Consists of Hot Water Heating system, served by hot water heating boiler plant (no glycol), located in this section of the school. The ventilation system consists of two (2) indoor mounted air handling units complete with coil and overhead ductwork.	The Boiler Plant serving this 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 heating & ventilation system does not require modification.
Additions/ Expansions						

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

Upgrading/ Modernization (identify whether minor or major)	1997 1988			Most of interior walls and ceilings were repainted. All exterior block as repainted. Fire alarm upgrading.	The modernization was a major modernization for the mechanical system. The new hot water heating boilers were installed	The new mechanical system meets present ventilation codes and ASHRAE 62-1989 standards.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1976		527.3	Wood frame construction.	The Mechanical System consist of individual classroom mounted flame-Master gas fired furnaces.	Attached permanantly on south side. The heating and ventilation system is in poor condition and shall be replaced with a new high effciency furnaces.
List of Reports/ Supplementary Information	Fire alarm test conducted in 1999					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	Regrade site on two sides. Install catch basins. Resurface fire lane.		$ 69,100.00
2	**Building Exterior**	Investigate building envelope performance. Conduct roofing inspection. Reattach fascia.		$ 268,250.00
3	**Building Interior**	Replace carpet in library Provide screen walls in washrooms Provide automatic entry.		$ 55,900.00
4	**Mechanical Systems**	The existing hot water heating system shall be reused. The ventilation system meets ASHRAE 62-1989 Standard and present violation code requirements. Therefore, the existing heating & ventilation system does not require modification.		$ -
5	**Electrical Systems**	The electrical systems are in good condition. Retrofit all luminaires to new energy efficient T8 lamps and electronic ballasts. Upgrade fire alarm system to current code.		$ 97,200.00
6	**Portable Buildings**	Provide splashpads, new window seals and new flooring. Provide new furnaces and controls. Provide new electrical fixtures.		$ 106,300.00
7	**Space Adequacy:**			
	7.1 Classrooms	Somewhat Deficient	-162.00	
	7.2 Science Rooms/Labs	Deficient	-97.10	
	7.3 Ancillary Areas	Deficient	-217.10	
	7.4 Gymnasium	Somewhat Excessive	74.10	
	7.5 Library/Resource Areas	Deficient	-48.50	
	7.6 Administration/Staff Areas	Deficient	-141.20	
	7.7 CTS Areas			
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive	528.00	
	Overall School Conditions & Estim. Costs		-63.70	$ 596,750.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Site adequate.	$ -
1.1.2	Outdoor athletic areas.	4	Grass throughout with soccer field. Four asphalt pads with basketball hoops. Graveled basketball pad.	$ -
1.1.3	Outdoor playground areas, including condition of equipment and base.		None	$ -
1.1.4	Site landscaping.	4	Grass throughout and mature trees in front yard. Adequate.	$ -
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	No fencing, site open. Bike stands Flag pole	$ -
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Ponding at rear and sides of this building. Building set too low in relation to surrounding grades. Install catch basins and regrade site on west and north side.	$ 62,000.00
1.1.7	Evidence of sub-soil problems.	N/A		$ -
1.1.8	Safety and security concerns due to site conditions.	N/A		$ -
Other				$ -

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One vehicle access driveway into parking lot. Good visibility. Pedestrian access adequate.	$ -
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Driveway asphalt paved - good condition.	$ -
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site along the street. Adequate.	$ -
1.2.4	Fire vehicle access.	3	Fire lane along north property line. Gravel surfaced, overgrown with grass. Resurface lane.	$ 6,500.00
1.2.5	Signage.	4	Sign on building. Adequate.	$ -
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).	4	Approximately 26 stalls for staff. 3 stalls for visitors. Visitor parking provided. Designated stall not provided. Easy to achieve.	$ -
1.3.2	Layout and safety of parking lots.	4	Satisfactory.	$ -
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt paved parking, good drainage. Wood rails around parking lot. Some rails rotten. Require replacement.	$ 300.00
1.3.4	Layout and safety of sidewalks.	4	Adequate. No safety issues.	$ -
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Walkways mostly concrete. Approach to portables connector asphalt paved. In reasonable condition.	$ -
1.3.6	Curb cuts and ramps for barrier free access.	3	One walkway section collapsed at parking lot. Repair broken section of sidewalk at parking lot.	$ 300.00
Other				$ -
	Overall Site Conditions & Estimated Costs			$ 69,100.00

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	1975	Concrete grade beams in good condition.	$ -
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1975	Concrete block painted in good condition. Single layered load bearing exterior block wall filled with Zono-Lite, no air or vapour barrier provided.	$ -
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1975	Steel frame OWSJ and steel Q-deck to entire building, except for gymnasium precast roof structure, all appear in good condition.	$ -
Other					$ -

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.***		**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).	3	1975	Tar and gravel roofs throughout. No knowledge of comprehensive roofing inspection or review. Repairs conducted as needed. Some history of leakage. Recommend roofing inspection audit. Consider re-roofing.	$ 75,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1975	From within the building. Supply fan in roof penthouse. Adequate. Roof accessories appear in adequate condition.	$ -
2.2.3	Control of ice and snow falling from roof.	4	1975	None, no issues reported or observed.	$ -
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).	2	1975	Concrete block painted, single block without air or vapour barrier. West and north elevations show hairline cracks at most mortar joints. Paint bubbling on west, east and north wall at base. Complete building envelope investigation, anticipate upgrading portions of the envelope.	$ 140,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1975	Prefinished metal fascia in good condition, but getting loose, straps loosening off the wall. Galvanized parapet flashing. Replace fascia and attachments. Provide matching parapet flashing.	$ 47,500.00
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2	1975	No evidence of air leakage visible. For water entry issues.	See 2.3.1
2.3.4	Interface of roof drainage and ground drainage systems.	3	1975	Good, no issues with roof drainage from main building. No splash pads to R.W.L. at portables. Provide splash pads.	$ 750.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	2	1975	No issues reported, however north wall in north corridor shows sign of past water presence at base. Significant efflorescence under paint.	See 2.3.1
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).	3	1975	Gym door wood sill rotten, repairs recommended. Insulated metal doors in metal frames all painted. Replace two sets of double doors in hallway to portables.	$ 5,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1975	All accessories in good condition. Closers, latches in good working order.	$ -
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1975	No safety concerns. All exit 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).	4	1975	Aluminum with integral venetian blind, fixed bottom and awning top opener in good condition.	$ -
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		All accessories in good condition. Screens, latches, opener gaskets all in good condition.	$ -
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1975		See 2.3.1
Other					$ -
	Overall Bldg Exterior Condition & Estim Costs				$ 268,250.00

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).	3	1975	Concrete block throughout. Settlement cracks observed in the kitchen. Moisture issue and site drainage issue - repair crack. Investigate sub-grade performance. Include cost of investigation.	$ 12,400.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1975	Concrete slab on grade. Slab settlement along east wall and in both washrooms. Also, settlement observed in kitchen area. Slab movement in north corridor. Investigate sub-grade performance. Anticipate re-leveling of slabs. Include cost of investigation, and replacement of floor finishes.	$ 25,000.00
Other				None	$ -
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	2	1975	VCT tile throughout hallways and classrooms in good condition. Desco coating in entry vestibules in good condition. Carpet in library, poor, replacement recommended.	$ 5,000.00
3.2.2	Wall materials and finishes.	4	1975	Concrete block painted throughout in good condition. Drywall partitions in office and library area, good.	$ -
3.2.3	Ceiling materials and finishes.	4	1975	T-bar ceilings throughout, all painted, appear in good condition. T-bars painted over (unusual condition). Gym ceiling painted precast with tentest ceiling tile inserts, in good condition.	$ -

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.	4	1975	Metal frames and wood doors all painted in acceptable condition. Original hardware in good condition	$ -
3.2.5	Millwork	4	1975	Painted plywood older, but usable and adequate	$ -
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1975	Chalkboards and tackboards throughout. Adequate.	$ -
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1975	No lockers, common coat rooms provided at entrances. Adequate. Gym equipped with 8 basketball hoops and gymnastics equipment.	$ -
3.2.8	Washroom materials and finishes.	3	1975	Walls - Concrete block painted - good. Ceramic tile at urinals. Ceilings - Drywall painted - good. Floor - Desco coating, Base breaking off, replace base. Metal toilet partitions, good condition.	$ 2,500.00
Other		3	1975	Sightlines from halls direct into W.C. cubicles. Consider screen walls.	$ 5,000.00

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		Non combustible construction, non sprinklered.	$ -
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Appears adequate	$ -
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Adequate.	$ -
3.3.4	Exiting distances and access to exits.	4		Appears adequate	$ -
3.3.5	Barrier-free access.	3		No automatic door entry. Provide two sets of openers. W.C. 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		Audit not carried out. No evidence 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					
	Overall Bldg. Interior Condition & Estim Costs				$ 55,900.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		
4.1	**Mechanical Site Services**				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	5	All sections	The site drainage system is surface type system and is in good condition. No water accumulation was identified around the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	All sections	An irrigation system does not exist. The NFHB are in fair condition.	
4.1.3	Outside storage tanks.	N/A		None	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and Siamese connections.	N/A		None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5	All sections	The standpipe system is in good condition.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All sections	Fire extinguishers are in fair condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A	All section	None are required	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	**Description/Condition**	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	5	All sections	Domestic water supply is from the water main in the street (municipal water supply). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	5	All sections	The domestic water supply is from the City Main. The water is treated and is in good condition.	
4.3.3	Pumps and valves (including Backflow prevention valves).	5	All sections	The domestic water circulation pumps and valves are in good condition.	
4.3.4	Piping and fittings.	5	All sections	All piping and fittings are not showing evidence of corrosion and are in fair condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All sections	All plumbing fixtures have individual isolation valves, meet all code requirements and are in fair condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All sections	The domestic hot water system consists of one (1) natural gas fired heater. The capacity and conditions are good.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	All sections	The sanitary sewer system including sumps and pits is municipal type of system and is in fair condition. Storm system inside of the building is also in fair condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		
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 Weil McClain boilers and two (2) heating pumps. The system is not complete with glycol. 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.	5	All sections	The existing combustion air is sufficient and chimney is in good condition.	
4.4.4	Treatment of water used in heating systems.	4	All sections	The existing chemical pot feeder is in an accessible location and Is in fair condition.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All sections	Each boiler is complete with low water cutoff device and remote alarm system. All are in fair condition.	
4.4.6	Heating air filtration systems and filters.	4	All sections	All cartridge filters are clean and in fair condition	
4.4.7	Heating humidification systems and components.	4	All sections	Humidification system consists of steam boiler type system. The system is not operationl (disconnected).	

Section 4	Mechanical Systems	Rating	Comments/Concerns		
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).	5	All sections	The hot water heaating perimeter radiation 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.	5	All sections	The thermal insulation on the existing ductwork and piping system is in good condition.	
4.4.10	Heat exchangers.	5	All sections	All heat exchangers serving air handling units and boilers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	5	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).	4	All sections	The hot water unit heaters and coils system serving the Gymnasium, and Library are in fine condition. The system does not require modification.	
4.4.13	Zone/unit heaters and controls.	5	All sections	All unit heaters and entrance forced flow heaters are complete with thermostats and are in good condition	
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		
4.5	**Ventilation Systems**		**Bldg. Section**	**Description/Condition**	
4.5.1	Air handling units capacity and condition.	5	All sections	One (1) air handling unit is serving the entire school, is completed with reheat coil and overhead ductwork. The air handling units can meet the present ventilation codes and the ASHRAE 62-1989 Standards. No modification is required in the forseable future.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All sections	The air handling unit is 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.	5	All sections	All exhaust fans have sufficient capacity and are in good condition.	
4.5.5	Separation of out flow from air intakes.	5	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).	N/A	All sections		
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	4	All sections	The ventilation system is using DDC pneumatic control system, which is current technology system and is in good condition.	
4.5.8	Air filtration systems and filters.	4	All sections	Air filtration system consists of med- efficiency replaceable filters, which are in fair condition.	
4.5.9	Humidification system and components.	4	All sections	The humidification system is steam type system. The entire system is fine, but not acitvated.	
4.5.10	Heat exchangers.	5	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		
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**				
4.7.1	Building wide/system wide control systems and/or energy management systems.	5	All sections	The existing control system is pneumatic DDC control sysytem and is using the current energy management technology.	
	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).	4		Underground electrical service 1200A 3 Phase 120/208 4W. Installed in 1975. The peak demand in the last 12 months was 81kVA = 225A. The service is original and in good condition.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		The Building Lighting is in good condition. Incandescent wall lighting and HID exterior lighting around perimeter of building.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Adequate capacity to handle all staff and teachers. Total of 15 existing car plugs. Plugs are in good condition.	
Other					
5.2	**Life Safety Systems**		**Bldg. Section**	**Description/Condition**	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	1975	The fire alarm control panel is an Simplex 4002 and was installed in October 1988. Tested on an annual basis. Panel is in good condition.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	1975	Emergency lighting, is in good condition. Fluorescent lighting is fed from emergency generator.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1975	Exit signs are the old incandescent style. Provide new LED exit lights.	$2,500.00
Other		2	1975	There are 5 existing fire alarm bells. Provide 5 new strobe lights.	$1,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	N/A			
5.3.2	Panels and wireways capacity and condition.	4	1975	Panels are at 80% of capacity. Panels are in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1975	Feeds one 24 circuit emergency panel. Generator is in good condition. Emergency Generator is an ONAN. 7.5kW, 9.3kVA, 120/208V 3 Phase, 26A.	
5.3.4	General wiring devices and methods.	4	1975	Wiring is in good condition. All wiring is copper and run in conduit.	
5.3.5	Motor controls.	4	1975	Controls are in good condition. Andover AC 256M plus control system. All controls are set and monitored by Edmonton School Facilities Management, Central Edmonton Branch.	
Other					
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	2	1975	Computer Lab 500 Lux; Library 500 Lux; Classroom 600 Lux; Office Area 500 Lux; Gym 600 Lux; Science Lab 600 Lux; Arts Area 500 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	$91,200.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1975	NO PCB Ballasts. All PCB Ballasts have been replaced by maintenance.	
5.4.3	Implementation of energy efficiency measures and recommendations.	2	1975	Upgrade all T12 magnetic ballasts and lamps to T8 electronic ballasts 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	1975	There are two outside lines and one fax line. One internet line. Telephone system is in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1975	P.A. System is in good condition. BOGEN MCP 35A. Paging over telephone system. No CCTV, satellite or cable T.V.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	1975	Category 5 installed in 1997. Installed to each classroom and office.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1975	Free wired above ceiling space. Surface wiremold in classrooms. Pac poles were utilized in computer room for data drops.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	1975	Adequate capacity for growth. There is no ventilation. Located in storage room in Library. Provide new exhaust fan. Room is hot.	$2,500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1975	There were dedicated circuits installed in each classroom. Dedicated circuits for server.	
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	1975	The system is in good condition. Monitored by school board.	
5.6.3	Master clock system (if applicable).	4	1975	Master clock system is an Edwards system. Utilized for class change bells only. Battery operated 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				$97,200.00

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 1976 (4 Classrooms)**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood grade beams of precast concrete pads. Vented crawl space. In good condition	$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Sheet membrane roofing in good condition. Reroofing completed in 1999	$ -
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Wood siding painted in good codniton. Provide splash pads to R.W. leaders	$ 500.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Wood frames and doors (2 metal doors and frames) painted, in good condition. Wood windows painted, in good condition, provide new seals to openers.	$ 600.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Floors VCT tile, replace tile in coat rooms and hallways. Walls - drywall painted. Ceilings - T.bar, replace broken ceiling tiles.	$ 5,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Painted drywall, old, but adequate. In reasonable condiiton.	$ -
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 existing Flame-Master natural gas fired furnaces cannot meet present codes and should be replaced with new high efficency furnaces.	$ 35,000.00
6.1.9	Ventilation system.	2	The ventilation system provided by the Flame-Master gas fired furnaces cannot meet present codes and must be replaced with a new high efficiency furnaces.	$ 35,000.00
6.1.10	Electrical, communication and data network systems.	3	Electrical systems are in good condition. Retrofit existing luminaires with new T8 lamps and electronic ballasts. Classrooms 450 Lux. Classrooms are networked to school server.	$ 27,200.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	2	There are five existing fire alarm bells. Provide five new strobe lights. Provide new LED exit lights.	$ 1,500.00
6.1.12	Barrier-free access.	3	Not provided, provide ramp.	$ 1,500.00
	Overall Portable Bldgs Condition & Estim Costs			$ 106,300.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8	72.25	578	3 5P	80 100	740	-162	
7.2	Science Rooms/Labs	1 1	78.5 14.4	92.9	2	95	190	-97.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1		92.9	1 2	130 90	310	-217.1	
7.4	Gymnasium (incl. gym storage)	1 1 1	445.9 26.9 74.3	547.1	1 1	430 43	473	74.1	Gym with stage
7.5	Library/Resource Areas	1		111.5	1		160	-48.5	
7.6	Administration/Staff, Physical Education, Storage Areas			223.8			365	-141.2	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1162.1			634	528.1	
	Overall Space Adequacy Assessment			2808.3			2872	-63.7	

Evaluation Component/ Sub-Component	Additional Notes and Comments