

Upgrading/ Modernization (identify whether minor or major)	1984					-Minor Modernization Rm. #153, #154. -Minor Modernization Rm. #115, #116, #117, #118, #138, #139. -Minor Modernization renovate Admin. Offices & Workroom. -Minor Modernization install computer network system into C.R. & new Science Corner, Gym Storage, C.R. windows & power. -Minor Modernization Code upgrade for travel distance to an exit & supply & install security safe.
	1988					
	1992					
	1996					
	1999					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1966	1	167.0	Portable		
	1968	1	167.0	Portable		
	1968	1	83.5	Portable		
List of Reports/ Supplementary Information	See Section 8 for complete list.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally adequate. Some concrete work and landscaping required.	\$16,500
2	Building Exterior	Generally good condition.	\$5,000
3	Building Interior	Generally good condition. Ceilings require attention.	\$90,000
4	Mechanical Systems	Provide humidification systems; clean ductwork; upgrade exhaust ventilation systems.	\$58,000
5	Electrical Systems	Lighting should be upgraded to energy efficient type. Additional receptacles required to accommodate future programming and electronic usage.	\$183,500
6	Portable Buildings	Generally good condition. Roof of one portable requires attention.	\$33,000
7	Space Adequacy:		
	7.1 Classrooms	Surplus 544.5 S.M.	
	7.2 Science Rooms/Labs	Deficient 190 S.M.	
	7.3 Ancillary Areas	Deficient 248.9 S.M.	
	7.4 Gymnasium	Deficient 156.6 S.M.	
	7.5 Library/Resource Areas	Surplus 16.2 S.M.	
	7.6 Administration/Staff Areas	Deficient 161.3 S.M.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 353.5 S.M.	
	Overall School Conditions & Estim. Costs	School in need of Arch., Mech., and Elec., work Overall Area surplus of 157.4 S.M.	\$386,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			\$12,500
1.1.1	Overall site size.	4	Expansion potential to West	
1.1.2	Outdoor athletic areas.	4	Snow cover prohibits meaningful inspection. Indications are O.K.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Snow cover prohibits meaningful inspection. Indications are O.K.	
1.1.4	Site landscaping.	3	Snow cover prohibits meaningful inspection. Indications are O.K. School management identified former grass area now mud needs to be reseeded/sodded. City of Edmonton was supposed to reseed/resod this past season.	\$5,000
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Generally O.K. some signs of rusting, bent rails etc.	\$2,500
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Settlement of perimeter sidewalk concrete slabs in a number of cases leads to back slope to school.	\$5,000
1.1.7	Evidence of sub-soil problems.	4	None evident other than settlement noted in 1.1.6 above.	
1.1.8	Safety and security concerns due to site conditions.	4	No obvious safety or security concerns and none identified by staff.	
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).	4	1 vehicular, 2 pedestrian. Access points seem adequate in size location and no glaring security or safety problems.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Mainly gravel. Snow cover made it difficult to evaluate condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-Site utilizing City of Edmonton Streets. No designated drop-off - However no concerns with present arrangement were identified by staff.	
1.2.4	Fire vehicle access.	4	Appears acceptable by City of Edmonton streets. Gravel parking area has no turn around for fire vehicles if accessed.	
1.2.5	Signage.	4	Condition of existing signage is O.K. Has been supplemented by a portable 'rented' sign to provide community messages.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			\$4,000
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Plans indicate 43 stalls - approximately 34 counted. Staff indicated there is a designated stall (could not be seen) 16 duplex outlets I.e. plug-ins for 32 cars.	
1.3.2	Layout and safety of parking lots.	4	Generally O.K.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel - staff indicated asphalt would naturally be preferred. Snow Cover makes condition assessment difficult.	
1.3.4	Layout and safety of sidewalks.	4	Generally O.K.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Major cracking in slab at main entrance. A sidewalk runs almost continually around school perimeter. Settlement has resulted in gaps to school and back slope to school. Replace area at Main Entrance.	\$4,000
1.3.6	Curb cuts and ramps for barrier free access.	4	No curb cuts but school in general terms seems accessible.	
Other				
	Overall Site Conditions & Estimated Costs			\$16,500

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	\$5,000
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1968 1971 1981 1988	All sections seem good.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1968 1971 1981 1988	O.K. Some cracking in stucco West side Gym addition probably due to differential settlement.	\$5,000
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Roof not accessed but perimeter at grade inspection did not provide any indication of problem areas.	
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).	4	1968 1971 1988	No Inspection Reports provided by School Jurisdiction. Roof not accessed due to winter conditions. B.U.R. B.U.R. B.U.R. Edmonton Catholic Schools "Roofing Projects" identifies only reroofing to portables and corridor in 1999. Staff did not identify any roofing problems. No roofing reports identified at Edmonton Catholic Schools library	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Roof not accessed but perimeter at grade inspection did not provide any indication of problem areas.	
2.2.3	Control of ice and snow falling from roof.	4	All	Flat Roofs - would not anticipate any problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1988	No sign of any problems associated with skylights in Library area.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$0
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	All	Ptd. Block and/or stucco generally in good condition. Only problem evident is cracking on 1971 Gym addition. School Exterior painted one year ago. Cost in 2.1.2	Cost in 2.1.2
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Generally speaking all seem good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	Generally O.K. - No indication of particular problem.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	All interior roof drains.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No indications of any problems.	
Other					
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$0
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	No specific problems identified.	

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	All	No specific problems identified.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Panic hardware on exterior doors.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Generally good condition. Broken window North side of school was replaced between first and second site visit (No guards on windows this area even though adjacent playing fields).	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Staff indicated dissatisfaction with awning type openers which are at top of units and opening mechanism requires use of 'pole' because of height of unit.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No specific indication of any problems.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$5,000

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	All	Generally O.K. No indications of any problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Generally O.K. No indications of any problems.	
Other				Note: Generally speaking there is no discernable difference between the condition of building sections - generally good.	
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$80,000
3.2.1	Floor materials and finishes.	3		Generally VCT throughout. All sections in good condition. Carpet in Library is in good condition but carpet in administration area needs replaced.	\$5,000
3.2.2	Wall materials and finishes.	4		All Sections Ptd. Block or Ptd. GWB. School originally built as "open school" which has subsequently been "closed in" generally with a partition system with battened joints. Good condition. School Interior painted three years ago.	
3.2.3	Ceiling materials and finishes.	3		From a functional perspective ceiling tiles are O.K. However at approximately 30 years of age they seem worn, chipped, and soiled occasionally with water damage. Should be replaced within 5 years. Water stains in Music Rm. and Rm. 102. Cost allows for 50% replacement non-gym areas.	\$55,000
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.	4	All	Generally O.K.	
3.2.5	Millwork	3	All	Generally O.K. Ptd. Wood with P. Lam. Countertops. Lack of Built-in storage in classroom cited as concern by staff.	\$20,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Generally O.K.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Equipment seems adequate.	
3.2.8	Washroom materials and finishes.	4	All	VCT Floors, GWB Ceilings, P.Lam. Vanities. All seem good condition. Toilet partitions good condition. Chipped paint block wall in Boys Washroom where accessories have been removed.	
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>		Bldg. Section	Description/Condition	\$10,000
		F.I.		Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses Father Leo Green as unsatisfactory or inappropriate 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	All	Masonry all Sections - Non Combustible, Non Sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Evidence of Fire Separations or Smoke Barriers throughout building. 11/2 hour doors noted in some areas, others unlabelled metal doors with G.W.G. Rated door noted at Boiler Room	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	11/2 hour doors noted at some corridor locations. 11/2 hour door at Boiler Rm. Not possible to determine ratings of materials in general.	
3.3.4	Exiting distances and access to exits.	4	All	No obvious problems. Former classrooms 111 and 112 which were accessed through another classroom have been provided with corridor access at the request of the fire marshall.	
3.3.5	Barrier-free access.	3	All	Generally School seems accessible. Ramp to portables may be too steep and does not have handrails. Exits from portables have stairs. No Barrier Free Washrooms.	\$10,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		None provided by Edmonton Catholic Schools. None identified in search at Edmonton Catholic Schools library.	
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				\$90,000

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 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		N/A	
Other				N/A	
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	\$0
4.2.1	Fire hydrants and siamese connections.	4	1971	Fire hydrant across street, south of school. Siamese connection (close to main entrance)	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All Wings	Standpipe/hose system.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All Wings	Adequate fire hose cabinets and pressurized water extinguishers	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		N/A	
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	1968	2" dia water service	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1968	Double check backflow preventer on standpipe and on domestic supply valved in good condition.	
4.3.4	Piping and fittings.	4	All Wings	No evidence of leaks; none reported.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All Wings	Fixtures are old; replace as needed.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1968	State Sandblaster Model STB N75 300 NEG DF CGA; 270,000 btu/hr input	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All Wings	All sewers are working adequately.	
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$20,000
4.4.1	Heating capacity and reliability (including backup capacity).	4	1968	5 at sequence firing boilers, A.O. Smith; 670,000 btu/hr each. Boilers have been well maintained; one has been recently replaced.	
4.4.2	Heating controls (including use of current energy management technology).	4	All Wings	Use of Andover control system; individual room temperature controls.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Adequate combustion air.	
4.4.4	Treatment of water used in heating systems.	4		Good treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Adequate boiler controls.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	3		No humidification systems operational.	\$20,000
4.4	Heating Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	All Wings	No leaks or deficiencies noted or replaced.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All Wings	Valves, pipe 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.	4	All Wings	Equipment is well maintained.	
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	\$38,000
4.5.1	Air handling units capacity and condition.	4	All Wings	Air handling and ventilation equipment has been well maintained.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Adequate outside air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Air distribution adequate.	
4.5.4	Exhaust systems capacity and condition.	3		Exhaust systems appear marginally adequate.	\$20,000
4.5.5	Separation of out flow from air intakes.	4	All Wings	Adequate separation of exhaust air from intake plenum	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1971	Adequate kitchen range exhaust	
Other				N/A	
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	All Wings	Pneumatic controls - well maintained compressor complete with air dryer; Andover building controls system to start/stop system.	
4.5.8	Air filtration systems and filters.	4	All Wings	Filters clean on air systems	
4.5.9	Humidification system and components.	3			See Section 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).	3	All Wings	Duct system has been reported by staff to require cleaning. Diffusers, mixing boxes, dampers and linkages adequate.	\$18,000
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$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		N/A			
4.7	Building Control Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$0
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All Wings	Andover energy night/DDC control and monitoring	
	Overall Mech Systems Condition & Estim. Costs				\$58,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				\$2,000
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1968 1971	-Main distribution (1968), 600A, 3 phase, 208/120 VAC, approx -Main switch is fused disconnect supplying CDP -Underground feeders from pad mount transformer near main entrance -Meter peak demand 87 KVA (assessed capacity 144 KVA @ 400A)	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	-HPS or LPS wall units, canopy and door incandescent luminaires -Marginal illumination at front area. Add luminaires.	\$2,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	-Electrified plugs for approximately 90% of parking area, separate panel; timing controls via relay panel from ECS central building management	
Other		4	All	-Telephone service underground to main backboard in general office (recent installation upgrade) -Old telephone backboard in main electrical/mechanical room partially in use - unused wiring and terminals to be removed	
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	All	-Simplex 2001 system, non addressable -12 zones in use, space for 8 additional device zones -Graphic mimic at main entry -Generally devices exist where required in storage rooms, IA areas, etc. -Recently verified	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		-Dual head battery packs in key corridors, gymnasium computer rooms and in mechanical rooms -Tested every 6 months	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		-Exit luminaires generally where required -Exits not connected to battery back-up or emergency power -Exits are incandescent -Exits are turned off at night (central switching)	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	\$72,500
5.3.1	Power service surge protection.	3		-None -No isolation between equipment/mechanical and technology (user) loads. Add TVSS	\$4,500
5.3.2	Panels and wireways capacity and condition.	4	1968 1971	-Components still available - not obsolete - 1968 using panels full -Approximately one-third space in newer (1971) panels -Limited spare circuits in some parts of school	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None	
5.3.4	General wiring devices and methods.	3	1968 1971	-Recently renovated rooms utilize new panels, pak poles, surface conduit, etc. '-Three receptacles per classroom, typically on three walls with some at front and back of classroom -Some surface conduit and wiring -Extension cords in use -Staff work rooms require more circuits '-Four receptacles per classroom; two at front and two at rear	\$68,000
5.3.5	Motor controls.	4	1968 1971	-Motor services and controls are generally splitter/disconnect/starter configurations	
Other					



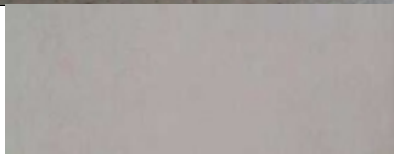
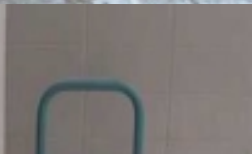
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	\$109,000
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	1968 1971	-New renovated computer and library area utilize new type recessed and suspended luminaires -All other areas surface fluorescent with wrap around lensing, T12 lamps, standard ballasts -All line voltage switched -Illumination Levels: Classrooms - 550 - 700 lux Corridors - 300 - 400 lux Laboratories - 600 - 700 lux Computer areas - approximately 1000 lux (too bright) Shop areas - 600 - 700 lux Offices - 500 - 600 lux Gymnasium - 400 - 1000 lux Library - 500 - 700 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1968 1971	-Vintage of school including 1968 to be post PCB ballast era	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	-One or two recently renovated rooms utilize T8 lamps -Remainder all T12 lamps and standard ballasts; upgrade to T8 and electronic ballasts -Upgrade exits to full LED type -Upgrade gymnasium to HID lighting	\$109,000
Other					





Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	\$0
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; reused speakers in classrooms and corridors (some surface) -RFTV distribution to all classrooms; VCR/TV's moved to location as required -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 or quad outlet assembly in each classroom -Multi outlet assemblies in computer room and 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).	4	All	-Local hubs in library storage room	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		-Dedicated circuits only in recently renovated computer room, library areas	
Other					


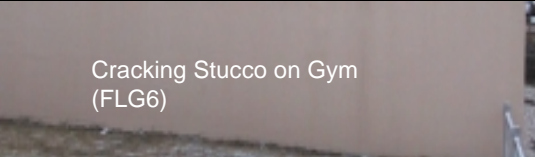
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	\$0
5.6.1	Site and building surveillance system (if applicable).	4	All		
5.6.2	Intrusion alarms (if applicable).	4	All	-Custom security system common to all ECS Schools -10 zones, fully utilized (all intrusion detectors) -LED annunciator and graphic mimic at main entry	
5.6.3	Master clock system (if applicable).	4		-None -Local electric clocks throughout	
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).			none	
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
Overall Elect. Systems Condition & Estim Costs					\$183,500

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).	4	No problems evident	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Staff indicated 3 Roofs redone in 1999 with the remaining portable scheduled for reroofing	\$7,000
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Generally O.K. Some minor deterioration, chipped pt. Etc.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Generally good.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Damaged Ceiling Tile Boys W.C. Replace. Missing Ceiling Tiles/Damaged Tiles in Porta	\$1,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Ptd. Wd. Or Ptd. Wd. With plastic nosing. Generally good.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Generally Good.	
6.1.8	Heating system.	2	Heating and ventilation units showing wear	\$25,000
6.1.9	Ventilation system.	2	Heating and ventilation units showing wear	
6.1.10	Electrical, communication and data network systems.	4	-Newer surface fluorescent luminaires - 600 lux illumination in classrooms -Same systems elements as per Sections 5.6, 5.7 -Typically 3 receptacles per classroom; two at front and one at rear	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	None identified	
6.1.12	Barrier-free access.	F.I.	Steps at classroom exits. F.I. Required to confirm acceptability.	
	Overall Portable Bldgs Condition & Estim Costs			\$33,000

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	21		1664.5	14	80	1120	544.5	
7.2	Science Rooms/Labs				2	95	190	-190	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		151.1	1 3	130 90	400	-248.9	
7.4	Gymnasium (incl. gym storage)	4		316.4	1	473	473	-156.6	
7.5	Library/Resource Areas	2		236.2	1	220	220	16.2	
7.6	Administration/Staff, Physical Education, Storage Areas	15		349.7			511	-161.3	
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)	14		1419.5			1066	353.5	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			4137.4			3983	157.4	

Evaluation Component/ Sub-Component	Additional Notes and Comments		
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 Father Leo Green a 2 or unsatisfactory 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		
Building Code Cont'd	Alberta Building Code Compliance has not been identified. Further Investigation may be required.		
Exterior Envelope	Edmonton Catholic Schools Educational Facilities Master Plan 2007 provides a summary statement on Father Leo Green which indicates that there are building envelope problems (it gives a 2 or unsatisfactory or inappropriate rating to windows, roof, and exterior finishes - with no specific problem areas provided). The windows although original appear to be in good condition and the custodian did not indicate there were any problems other than the inconvenience of the location of the openers in these units. Staff indicated that the school exterior had been repainted one year prior to this inspection, and it may be that some of the external envelope problems identified in the Master Plan document were dealt with prior to this repainting.		
		 <p>Main Entrance Slab (FLG3)</p>	
(FLG3)	Exterior concrete walkways show signs of settlement and cracking.		
			

Evaluation Component/ Sub-Component	Additional Notes and Comments	
	 <p>Poor Condition Ceiling Tile (FLG2)</p>	 <p>Poor Condition Slab and Stucco (FLG4)</p>
(FLG2)	Original ceiling tile is in need of replacement.	
(FLG4)	Stucco is in need of repair some areas and concrete shows signs of settlement/cracking.	
	 <p>School Server in Mech./Storage Rm. (FLG5)</p>	

Evaluation Component/ Sub-Component	Additional Notes and Comments	
		 Cracking Stucco on Gym (FLG6)
(FLG5)	Server in Fan Room seems less than ideal location.	
(FLG6)	Cracked stucco finish on West side of Gym.	

Evaluation Component/ Sub-Component	Additional Notes and Comments
List of Reports/ Supplementary Information	<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 Father Leo Green School 90/10/1? Mini-Plans Father Leo Green School 1967 – Last Rev. Nov.1974 </p>