

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	Our Lady of the Prairies	School Code:	8058			
Location:	Edmonton	Facility Code:	2001			
Region:	Central	Superintendent:	Dr. Dale Ripley			
Jurisdiction:	Edmonton Catholic Regional Division No. 40	Contact Person:	Mr. Garnet Mc Kee			
		Telephone:	(780) 453-4500			
Grades:	K-6	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	1983	1	2356.66	masonry construction, steel structure, flat and low slope roof, brick and metal cladding.	hot water heating, air handling units.	
Additions/ Expansions	1982	1	417.50	wood frame portables	furnaces	
					Evaluator's Name:	Burgess Bredo
					& Company:	Burgess Bredo Architect Ltd.

School Facility Evaluation Project
Part III - Space Adequacy

Upgrading/ Modernization (identify whether minor or major)	1991	1	187.5	Minor: subdivide ancillary area to form classroom.		
	1993	1	170	Minor: re-roof 2 portables.		
	1995	1	85	Minor: re-roof 1 portable.		
	1996	1	29.8	Minor: convert Gym shower areas to Gym storage.		
	1997	1	340	Minor: replace flooring in 4 portables with vinyl tile.		
	1998	1	90	Minor: convert Science Room to Computer lab, open to Library.		
	1999	1		Minor: supply and install security safe.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1982	1	417.50	wood frame, flat roof, wood cladding.	furnaces.	4 classroom units (ECS units 193-195) built in 1982 and 1 washroom unit (ECS unit C!&), all attached to school and relocatable.
List of Reports/ Supplementary Information	Fire Alarm System Annual Test: August 23, 1999 (Top Fure Safety)					

School Facility Evaluation Project
Part III - Space Adequacy

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Relocate garbage bins to eliminate unsafe condition. Re-seed bare patches around school. Provide BFA curb cut.	\$7,000.00
2	Building Exterior	Replace roofing. Replace exterior lites of windows.	\$135,800.00
3	Building Interior	Upgrade interior finishes (partial). Add storage cabinets to classrooms. Replace non-complying hallway partitions. Upgrade BFA.	\$101,600.00
4	Mechanical Systems	Mechanical system is generally in very good shape. Provide air conditioning to computer room.	\$24,000.00
5	Electrical Systems	Electrical system generally in good shape, however, fire alarm system is old and should be upgraded along with emergency lighting system, exit signs, and building intercom system. Also, fluorescent lights should be upgraded to T8 style lamps with electronic ballasts.	\$185,300.00
6	Portable Buildings	Replace roofing on some portables. Upgrade finishes.	\$55,000.00
7	Space Adequacy:		
	7.1 Classrooms	Excessive +103.7	
	7.2 Science Rooms/Labs	Deficient -190.0	
	7.3 Ancillary Areas	Deficient -122.2	
	7.4 Gymnasium	Slightly Excessive +13.9	
	7.5 Library/Resource Areas	Deficient -38.4	
	7.6 Administration/Staff Areas	Deficient -148.8	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive +248.4	
	Overall School Conditions & Estim. Costs	Deficient -133.4	\$508,700.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Very large site.	
1.1.2	Outdoor athletic areas.	3	Rough grass and hard surface. Topsoil and re-seeding required adjacent portables and behind school.	\$2,500.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Basketball backboards on asphalt, adjacent portables and behind school.	
1.1.4	Site landscaping.	4	Trees and lawn at front of school, rough grass on balance.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Wood fences around residential districts backing on to site.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No problems evident	
1.1.7	Evidence of sub-soil problems.	4	No problems evident	
1.1.8	Safety and security concerns due to site conditions.	4	No problems evident	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	3	Vehicles access site from 64 Avenue, pedestrian access from City sidewalk along 64 Avenue. Garbage bins located adjacent driveway create visual obstacles for vehicles crossing City sidewalk. Widen driveway and re-locate bins further away from intersection.	\$3,000.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Short asphalt driveway from 64 Avenue to parking lot.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop-off located off site along 64 Avenue.	
1.2.4	Fire vehicle access.	4	Good access all around school.	
1.2.5	Signage.	4	Building signed. Parking signed. Fire lane signed.	
Other				

School Facility Evaluation Project
Part III - Space Adequacy

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	28 energized parking stalls for staff.	
1.3.2	Layout and safety of parking lots.	4	Double loaded parking lot, no concerns with parking lot.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt parking lot, drains well.	
1.3.4	Layout and safety of sidewalks.	4	Functional layout, no problems evident.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks at front of school, asphalt around portables and behind school.	
1.3.6	Curb cuts and ramps for barrier free access.	3	No curb cut provided for BFA, provide curb cut.	\$1,500.00
Other				
	Overall Site Conditions & Estimated Costs			\$7,000.00

School Facility Evaluation Project
Part III - Space Adequacy

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	1983	Suspended floor at mezzanine in concrete slab with steel frame. Concrete slab on grade throughout; no problems evident.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1983	Concrete block and steel columns; no problems evident.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1983	Metal decking with open web steel joists; no problems evident.	
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>			
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).	2	1983 Original conventional BUR has been plagued with chronic leaks. Leaks have proved difficult to locate and repair. Replace roofing (2196 sq.m.). No roofing report available.	\$130,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1983 Roof accessed from door at mechanical mezzanine.	
2.2.3	Control of ice and snow falling from roof.	4	1983 No problems evident.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	No skylights	
Other				

School Facility Evaluation Project
Part III - Space Adequacy

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.3	Exterior Walls/Building Envelope			
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1983 Face brick and pre-finished metal cladding. Minor blemishes but otherwise in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1983 Pre-finished metal flashings at parapets. Vented stucco soffits.	
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	1983 Painted concrete block walls and conventional BUR are primary components of building envelope. No evidence of air infiltration/exfiltration.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1983 Roof drainage tied in to city storm sewer.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1983 Some water stains related to roof leaks, otherwise in good condition.	
Other				
2.4	Exterior Doors and Windows			
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1983 Aluminum entrances and sidelites at main entrance. Hollow metal doors with and without glazing set in pressed steel frames; replace weather stripping.	\$1,000.00

School Facility Evaluation Project
Part III - Space Adequacy

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	1983 Dull chrome finish hardware and closers performing as required.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1983 Panic hardware functioning properly.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1983 Aluminum framed, field glazed windows with hopper vents. Exterior lite clouded as though coating (low E?) has failed; replace lites. Clerestory windows in hallways, good condition.	\$4,800.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1983 Aluminum push bars, claw latches and aluminum insect screens. No problems evident.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1983 Aluminum windows and hollow metal doors; no problems evident.	
Other				
Overall Bldg Exterior Condition & Estim Costs				\$135,800.00

School Facility Evaluation Project
Part III - Space Adequacy

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).	4	1983	Concrete block and frame; no problems evident.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1983	Concrete slab on grade; no problems evident.	
Other					
3.2	Materials and Finishes				
3.2.1	Floor materials and finishes.	3	1983	Quarry tile in entrances, parquet wood floor in gym, sheet vinyl in hallways; no problems evident. Worn carpet in administration area, library and kindergarten; replace.	\$12,000.00
3.2.2	Wall materials and finishes.	3	1983	Sound absorptive block in upper gymnasium, painted concrete block and gypsum board; walls require re-painting. Vinyl wall cladding in areas dated but still functional.	\$37,000.00
3.2.3	Ceiling materials and finishes.	3	1983	Acoustic tiles set in T-bar grid ceiling and painted gypsum board. Tiles badly water stained due to roof leaks; replace approximately 35%.	\$9,000.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)				
3.2.4	Interior doors and hardware.	4	1983	Wood and hollow metal set in pressed steel frames; no problems evident.	
3.2.5	Millwork	3	1983	Clear finish wood with plastic laminate countertops; good condition. Classrooms lack sufficient storage cabinets. Provide storage cabinets in 6 classrooms.	\$9,600.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1983	Whiteboards and tackboards throughout.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1983	Climbing apparatus and basketball backboards in gym, residential appliances in staff room and lunch room kitchen; no problems evident.	
3.2.8	Washroom materials and finishes.	4	1983	Floors: ceramic mosaic tile, good. Walls: concrete block and ceramic tile, good. Ceilings: painted gypsum board, good.	
Other		4	1983	Metal toilet partitions, in good condition. Metal lockers in good condition.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
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</i>			
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1983 Combustible construction, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1983 Building split into zones; corridor doors have electromagnetic hold open devices.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	3	1983 Lunchroom subdivided to create classrooms, partition does not comply at hallways; replace.	\$7,000.00
3.3.4	Exiting distances and access to exits.	4	1983 Appears to comply.	
3.3.5	Barrier-free access.	3	1983 Path of travel: stage used as classroom, provide stairlift. Doors and doorways: power assisted doors required at main entrance. Washrooms: comply.	\$22,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	1983 No asbestos audit available, provide.	\$5,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1983 No concerns	
Other				
	Overall Bldg Interior Condition & Estim Costs			\$101,600.00

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	1983	Two catch basins provided to parking lot and surface drainage to field. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1983	A few hose bibbs at building exterior. No irrigation. No problems noted.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems				
4.2.1	Fire hydrants and siamese connections.	N/A			
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		Not required.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1983	ABC type multi-purpose fire extinguishers in recessed cabinets. No problems noted.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		Not required.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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	1983	51 mm main water line and 25 mm water meter. No problems noted.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	1983	No pumps. Valves appear in good shape. No problems noted.	
4.3.4	Piping and fittings.	4	1983	Copper water supply piping. All piping appears in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1983	Recess lavatories with timed faucets, wall hung urinals with flush valves, and floor mounted water closets with flush valves. Faucets to lavatories do not allow water to flow properly and should be replaced.	\$4,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1983	One GSW 62 gallon hot water heater complete with Grinnell pump. No problems noted.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1983	Municipal service connection to building with no problems noted.	
Other					

School Facility Evaluation Project
Part III - Space Adequacy

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems				
4.4.1	Heating capacity and reliability (including backup capacity).	4	1983	Two Raypak 1630 MBH input boilers feeding reheat coils, radiation, and coil in ventilation units. Installation appears to be in good shape with no problems noted.	
4.4.2	Heating controls (including use of current energy management technology).	4	1983	Boilers appear to be controlled by building energy management system with no problems noted.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1983	Combustion air appears to be adequate. Chimney constructed from galvanized sheet metal and appears in good shape with no problems noted.	
4.4.4	Treatment of water used in heating systems.	4	1983	Heating water treated with chemicals on a regular basis with no problems noted.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1983	Low water cut-off, pressure relief, and flow switches to boilers. Boiler alarm provided through building energy management system. All appears in good shape with no problems noted.	
4.4.6	Heating air filtration systems and filters.	4	1983	Ventilation system has replaceable media type filters in metal frames. No problems noted.	
4.4.7	Heating humidification systems and components.	4	1983	Three Nortec steam type humidifiers with one installed per ventilation unit. No problems noted.	

School Facility Evaluation Project
Part III - Space Adequacy

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)				
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1983	Schedule 40 steel piping provided for hot water heating and ductwork for ventilation air. No problems noted.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1983	Fiberglass pipe insulation provided to all domestic water and heating piping. Insulation appears in good shape with no problems noted.	
4.4.10	Heat exchangers.	4	1983	Tube style boilers. Heat exchangers appear in good shape with no problems noted.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1983	Ventilation units appear in good shape with no problems noted.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1983	Even heating throughout building with no problems noted.	
4.4.13	Zone/unit heaters and controls.	4	1983	Convectors in corridors, force flow units in vestibules, and unit heater in mechanical room. No problems noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems				
4.5.1	Air handling units capacity and condition.	4	1983	Three built-up Trane ventilating units with supply and return fans, mixing section, and heating coil for heating. All appear in good shape with no problems noted.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1983	Design requirements unknown. Likely designed for 15 CFM per student. Installation appears satisfactory with no problems noted.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1983	Design requirements unknown. Air flow appears good with no problems noted.	
4.5.4	Exhaust systems capacity and condition.	4	1983	Exhaust system capacity unknown. Exhaust system appears to service washrooms and storage areas with no problems noted.	
4.5.5	Separation of out flow from air intakes.	4	1983	Appears to be good separation with no problems noted.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)				
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	N/A			
4.5.8	Air filtration systems and filters.	N/A			
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems				
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).	3	1983	Computer room is warm and should be fitted with air conditioning.	\$20,000.00
Other					
4.7	Building Control Systems				
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1983	Andover DDC control system. No problems noted.	
Overall Mech Systems Condition & Estim. Costs					\$24,000.00

School Facility Evaluation Project
Part III - Space Adequacy

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	1983	Underground service from pad mounted transformer to 800A main circuit breaker in Westinghouse Switchgear, 120/208V/3PH/4W. No problems noted.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3	1983	HPS lighting to building exterior. Add approximately 4 more lights to supplement exterior lighting.	\$2,500.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4	1983	Approximately 28 electrified stalls. No problems noted.	
	Other				
5.2	Life Safety Systems				
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	1983	Old Simplex 2001 system with no visual strobes. Provide fire zone to stairwell at mechanical room to complete with code.	\$40,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3	1983	DC style battery back units with remote heads. System appears to be in good operating order with no problems noted.	\$4,500.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3	1980	Incandescent type exit signs, all in poor shape, upgrade to LED type exit signs.	\$6,000.00
	Other				

School Facility Evaluation Project
Part III - Space Adequacy

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	3		Add surge protection.	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	3	1983	Panelboards located throughout building. Panels are generally full with minimal spare capacity for future additions. Provide two extra panels to accommodate future wiring.	\$6,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	1983	Wiring devices generally in good shape with stainless steel coverplates. Insufficient receptacles to classrooms to accommodate current electrical loads. Provide additional receptacles to classrooms.	\$8,000.00
5.3.5	Motor controls.	4	1983	Motor starters provided to major motor loads. Starters appear in good shape with no problems noted.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems				
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1983	HID lighting to gymnasium and surface mounted fluorescent lights with T12 lamps to all other areas. Lighting in gymnasium are very low and should be upgraded.	\$12,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1983	No concerns noted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1983	Recommend that fluorescent lighting be retrofitted to T8 style lamps with electronic ballasts.	\$61,300.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems				
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1983	Standard telephone system with telephones provided to general office. No problems noted.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	1983	Older Dukane 3200 intercom system. Recommend system be upgraded in order to provide continued service.	\$40,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	1983	Category type 5 wiring with no problems noted.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1983	Wiring installed in conduit and wireways. No problems noted.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1983	Dedicated hub location. No problems noted.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1983	Power wiring to computers and equipment appears to be good with no problems noted.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems				
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4	1980	General type of security system using motion detectors, magnetic door contact switches, and alarm keypad. System monitored through central monitoring station with no problems noted.	
5.6.3	Master clock system (if applicable).	4	1980	Class change appears to be controlled through intercom system.	
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					\$185,300.00

School Facility Evaluation Project
Part III - Space Adequacy

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>		OUR LADY OF THE PRAIRIES 4 attached classrooms and 1 attached washroom unit on west side.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood blocking on temporary foundations and concrete piles.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Conventional BUR; chronic leaks 3 units re-roofed, replace roofing on last classroom and washroom unit.	\$14,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Wood siding requires re-painting. Repair/replace wood skirting.	\$3,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Wood doors set in wood frames. Aluminum framed sealed units and vents inserted in original wood frames in 1993.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Vinyl tiles throughout; replace in hallways. Gypsum board walls require re-painting. Acoustic tiles in T-bar grid in good condition.	\$10,500.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Clear finish wood bookshelves.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Whiteboards and tackboards.	
6.1.8	Heating system.	3	Furnaces in portables appear to be Palm Air and are very old and in poor shape - replace with new.	\$20,000.00
6.1.9	Ventilation system.	3	Ventilation provided through furnaces in portables. Replace furnaces with new.	Costs in 6.1.8
6.1.10	Electrical, communication and data network systems.	3	Upgrade lighting to use T8 lamps with electronic ballasts.	\$4,500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Upgrade fire alarm bells to include visual strobes. Upgrade emergency lighting as units are old.	\$3,000.00
6.1.12	Barrier-free access.	4	No problems evident.	
	Overall Portable Bldgs Condition & Estim Costs			\$55,000.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11	74.9	823.7	4 4	80 100	720	103.7	Based on elementary core tables, capacity 225. Includes 4 portables.
7.2	Science Rooms/Labs				2	95	190	-190	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		187.8	1 2	130 90	310	-122.2	
7.4	Gymnasium (incl. gym storage)			486.9		430 43	473	13.9	
7.5	Library/Resource Areas			131.6	1	170	170	-38.4	
7.6	Administration/Staff, Physical Education, Storage Areas			219.2	1 1 1	247 70 51	368	-148.8	
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)			925.4	1 1 1 1	366 176 90 45	677	248.4	
	Overall Space Adequacy Assessment			2774.6			2908	-133.4	