

Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
List of Reports/ Supplementary Information	See Section 8 for complete list.					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally adequate. Gravel parking area suffers from poor drainage.	\$31,000
2	Building Exterior	Age of school showing. Wood panelling below windows requires replacement with more durable/maintenance free material.	\$48,500
3	Building Interior	School requires repaint. Mechanical systems upgrades will have associated architectural costs.	\$135,000
4	Mechanical Systems	Furnaces and distribution to be replaced. Domestic water heater and all domestic water piping to be replaced. Upgrade exhaust systems, no humidification systems. Mechanical cooling required for General office and computer lab.	\$258,000
5	Electrical Systems	Overall the electrical system is in good working order with no major concerns. A recommendation to look at upgrading the interior fixtures to energy efficient ballasts and 32W fluorescent tubes. Additional receptacles should be installed in classrooms for future electronic usage.	\$135,000
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	Surplus 48.8 S.M.	
	7.2 Science Rooms/Labs	Deficient 95 S.M.	
	7.3 Ancillary Areas	Deficient 195 S.M.	
	7.4 Gymnasium	Surplus 130.4 S.M.	
	7.5 Library/Resource Areas	At Required Area	
	7.6 Administration/Staff Areas	Deficient 161.8 S.M.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 426.4 S.M.	
	Overall School Conditions & Estim. Costs	School in need of Arch., Mech., and Elec., work Overall Area surplus of 153.8 S.M.	\$607,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
	1.1.1 Overall site size.	4	Large site. Expansion potential to South and East.	
	1.1.2 Outdoor athletic areas.	4	Snow cover prohibits meaningful inspection. Staff did not voice any concerns.	
	1.1.3 Outdoor playground areas, including condition of equipment and base.	4	Treated wood - appears in good condition.	
	1.1.4 Site landscaping.	4	Snow cover prohibits meaningful inspection. Indications are O.K. Mature trees West and South sides of school. Appear in good condition.	
	1.1.5 Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fence around perimeter. Wood guard rails at parking area. Generally good condition.	
	1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Winter conditions make assessment difficult. Staff did not identify any problems other than poor drainage in Parking. See 1.3.3	
	1.1.7 Evidence of sub-soil problems.	4	Winter conditions make assessment difficult and no problems evident.	
	1.1.8 Safety and security concerns due to site conditions.	4	No obvious safety or security concerns evident.	
Other				

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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	1 vehicular access to staff parking. 3 pedestrian access points with concrete sidewalks.	
	1.2.2 Surfacing of on-site road network (note whether asphalt or gravel).	N/A	None other than parking lot.	
	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. Buses stop at West side of school.	
	1.2.4 Fire vehicle access.	4	School in close proximity to street. Fire vehicle could access back of school through staff parking area although no designated fire lane.	
	1.2.5 Signage.	3	Cast Letters at school entrance two locations. Good condition. Allowance for signage for designated stall for disabled persons.	\$1,000
	Other			

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	20 stalls. No designated stall for disabled. Cost identified in 1.2.5.	
1.3.2	Layout and safety of parking lots.	4	Layout seems adequate.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel areas have poor drainage. Paving recommended. Winter conditions make assessment difficult.	\$20,000
1.3.4	Layout and safety of sidewalks.	3	No apparent problem areas. Some settlement leading to lipped conditions - some cracking. Sidewalk appears new at school entrance.	For Costs see 1.3.5
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Asphalt or concrete. Winter conditions make assessment difficult. Some cracking/lipped conditions may be hazardous.	\$5,000
1.3.6	Curb cuts and ramps for barrier free access.	3	No dropped curb noted and no ramps.	
Other				\$5,000
	Overall Site Conditions & Estimated Costs			\$31,000

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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).	F.I.	1959	No evidence of problems	
			1963	Floor structure sinking relative to exterior wall along west elevation. Mud jacking has occurred but settlement persists. See Section 3.1 for further info.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	1959	No evidence of problems	
			1963	No evidence of problems from exterior but a number of interior conditions indicate a problem. F.I. required. See Section 3.1 for further details.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1959	No indications of any problems.	
			1963	From what can be seen in storage areas, roof structure appears to be pre-cast concrete 'T's. No evidence of problems.	
Other					

School Facility Evaluation Project
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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	All	No Inspection Reports provided by School Jurisdiction. Roof not accessed due to winter conditions. Roofing Projects Revised July 22, 1999 identifies no re-roofing projects associated with Our Lady of Victories.	
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. None evident.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1959	3 skylights noted in corridor 1959 section. Translucent inner lite makes condition assessment difficult. No problems evident.	
Other					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1963	Brick or painted concrete frame. Generally good condition.	\$20,000
			1959	Brick or painted wood panel below windows. Wood panel in poor shape. Painting re-scheduled but wood should be replaced with lower maintenance material.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Generally speaking all seem good condition. Galvanized or prefinished metal.	
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>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1959	Some original wood doors/frames poor condition. Replacement required.	\$20,000
			1963	Generally O.K. Doors replaced north entrance.	

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1959	Replace accessories with doors,	\$3,500
			1963	Generally O.K.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Panic hardware on exterior doors. Hardware should be replaced at the time of door replacement.	See 2.4.1, 2.4.2 for costs
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1959	Windows appear to have been replaced in 1991. Prefinished metal good condition. Poor seal general office area. May be related to settlement problem.	\$5,000
			1963	Replace Original aluminium sliders. Broken cracked panes noted two locations. Replace.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1959		
			1963		
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				\$48,500

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).	F.I.	1959	Generally O.K. No indications of any problems.	
			1963	Substantial cracking noted particularly between storage and E.C.S.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1959	Generally O.K. No indications of any problems.	
			1963	Substantial movement along west wall particularly evident in staff room and storage room. Perimeter shelving units may mask condition in other areas.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1959	Generally VCT or ceramic tile in high traffic areas. Good condition considering age.	\$10,000
			1963	Generally V.C.T. some carpet. Corridors extensively patched. Replace corridor and areas damaged by settlement.	
3.2.2	Wall materials and finishes.	3	1959	Painted block or painted plaster or clear finish plywood or plastic laminate. Generally good.	
			1963	Painted Block, or painted plaster/GWB , some vinyl. School scheduled for re-painting in next two years. It is required.	\$32,000
3.2.3	Ceiling materials and finishes.	3	1959	Glu-Lam beams with adhered 1'x1' tile or wood deck ptd., some T-Bar by South East Entrance which is in poor condition.	\$3,000
			1963	T-Bar in corridor, generally adhered 1' x 1' tile in classrooms, some damaged tiles. Replace.	
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	1959	Painted wood doors and wood frames.	
			1963	Clear sealed or painted wood doors in wood or steel frames. Painting of door frames is required.	\$5,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	All	Generally good condition although paint finish is chipped/marked. Limited millwork generally painted wood with Plastic laminate or inset linoleum. Some new clear sealed wood millwork in Classroom #10 (Computer Room). Needs repainting in a number of areas.	\$10,000
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 speciality items (i.e., CTS equipment, gymnasium equipment).	4	All	Generally O.K. - Lockers in both sections appear generally good condition.	
3.2.8	Washroom materials and finishes.	4	1959 1963	6" x 6" Flr. Tile, 4" x 4" wall tile or Plastic laminate panel or painted block. Painted Metal partitions. Plastic laminate counters. Clear sealed wood base. Painted wood decking ceiling. 1" x 1" flr. Tile some 6" x 6" wall tile or Painted block, painted GWB ceiling, plastic laminate counters, Painted metal partitions. Good condition.	
Other		3		Allowance for Architectural Costs associated with Mechanical Upgrades.	
					\$55,000

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>		Bldg. Section	Description/Condition		
	3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1963 1959	Appears to be concrete frame - brick or block infill. Non-combustible Non-sprinklered. Glu-Lam beams wood deck - combustible, Non-sprinklered.	
	3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Clear fire-separation corridor between 1959/1962 - fusible fire-shutter. Corridor doors may be smoke barriers. Mech. Identified that system seems to violate implied separation. See section 4	
	3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	1 1/2 hr. door noted at North exit to corridor from gym. Generally block construction. Not possible to identify rating of materials.	
	3.3.4	Exiting distances and access to exits.	4	All	No obvious problems.	
	3.3.5	Barrier-free access.	3	All	Steps at school entrance, although most other entrances are at grade. 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).	3		None provided by Edmonton Catholic Schools. Complete Hazardous materials audit.	\$5,000
	3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	1959	Some glazing in side-lites/Door lites Main Entrance and North Entrance appears to be regular float glass - should be tempered. Flammable liquids stored in wood cabinet in gas meter room	\$5,000
Other		F.I.		Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses Our Lady of Victories a Acceptable/Average 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.		
	Overall Bldg Interior Condition & Estim Costs				\$135,000	

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	Site	Catch basin located in main parking lot remainder of site is surface drainage. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	Non-freeze hose bibbs located on building exterior.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
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			
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Dry chemical and water hand held fire extinguishers located throughout. Adequate coverage and maintained regularly.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	3	1969	Proper storage cabinet for flammable liquids is required.	\$1,000
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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).	4	1959	Municipal water service located in mechanical room 26. No problems noted with pressure, volume or quality.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	3	1959	No backflow prevention on incoming water service. Isolation valves require replacement.	\$500
4.3.4	Piping and fittings.	3	All	Standard copper piping and fittings over 40 years old and will require replacement.	\$100,000
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	Majority of fixtures were upgraded in 1996 and are in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	All	Entire school served by a 75 usgal, gas fired water heater. Water heater has reached the end of its average life expectancy and should be replaced soon. No problems reorted with pressure or volume. D.H.W. recirc pump is required.	\$4,000
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Sanitary and storm sewer systems are municipal. No problems noted.	
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	All	Entire school is heated and ventilated by 13 gas fired forced air furnaces located in two mechanical rooms. Major problems noted with capacity in areas farthest from the mechanical rooms and General office area. 9 furnaces have been upgraded with new components in 1998. No backup capacity present. Replace/upgrade heating system to address all problems.	\$130,500
4.4.2	Heating controls (including use of current energy management technology).	4	ALL	Furnaces are controlled by the EMCS system which include space temperature sensors in the individual rooms. Current energy management programming is limited by the heating system equipment.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	ALL	Adequate fresh air is provided for combustion and chimneys are in good condition.	
4.4.4	Treatment of water used in heating systems.	N/A			
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
4.4.6	Heating air filtration systems and filters.	3	ALL	Furnaces are equipped with low efficiency basket type filters which are poorly fitted causing significant bypass. Filtration should be improved with furnace replacement.	Costs included in 4.4.1.
4.4.7	Heating humidification systems and components.	N/A	ALL	No humidification systems present.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3	ALL	Ductwork, grilles and diffusers are in poor condition due to mistreatment and age.	Costs included in 4.4.1.
4.4.9	Heating piping, valve and/or duct insulation.	3	ALL	Duct insulation poor.	Costs included in 4.4.1.
4.4.10	Heat exchangers.	3	ALL	9 of 13 heat exchangers have been replaced, remaining have exceeded life expectancy.	Costs included in 4.4.1.
4.4.11	Heating mixing boxes, dampers and linkages.	3	ALL	9 of 13 upgraded.	Costs included in 4.4.1.
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	ALL	Distribution is very poor, underground ductwork has exceeded life expectancy. Return air is transferred from rooms thru corridors to common duct located at mechanical rooms only.	
4.4.13	Zone/unit heaters and controls.	4	ALL	Controlled by EMCS and electric thermostats.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	N/A		No additional air handling units present. Little ventilation provided by furnaces.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	ALL	Furnaces do not provide adequate outdoor air to meet current guidelines.	Costs included in 4.4.1.
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	ALL	Majority of rooms have poor air distribution. Computer lab overheats continuously.	Costs included in 4.4.1.
4.5.4	Exhaust systems capacity and condition.	3	ALL	Washroom and gymnasium exhaust systems are marginal. Odours present. Replace fans.	
4.5.5	Separation of out flow from air intakes.	4	ALL	No problems noted.	\$12,000
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Kitchen requires two range hoods and exhaust system, used daily.	
Other					\$2,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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>				
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		Bldg. Section	Description/Condition	
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).	2	All	Computer lab continuously overheats. Mechanical cooling should be added to this space.	\$5,000
Other		3	All	Frequent high space temperature complaints in General office area Mechanical cooling should be added when furnace serving this area is upgraded.	\$3,000
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All	EMCS is a Andover DDC system. System is in good condition but under utilized due to on/off furnace control.	
Overall Mech Systems Condition & Estim. Costs					\$258,000

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	All	400A main distribution 115/230v 3phase. Distribution CDP is at about 80% capacity. Main distribution fed from padmount transformer.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	Exterior lighting is not adequate for safety purposes. Lighting consists of both incandescent lights and HPS lighting. Recommend adding exterior fixtures around rear of building.	\$2,500
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Vehicle plug-ins meet requirements for the number of staff. Total of 11 duplex receptacles, all 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	All	Simplex 2001 system, non addressable. The system was recently tested.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Existing emergency lights are twin head with remote batteries found throughout the building. All batteries are tested monthly, and replaced or fixed as required.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	All exit lighting throughout main school are in adequate locations. Some exits are not connected to battery power. Exit lights are incandescent.	
Other					

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.	3	All	Recommend surge protection	\$5,000
5.3.2	Panels and wireways capacity and condition.	4	All	All panels are in good condition. All panels are at approximately 85-90% capacity	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	All	All wiring is in good condition. Wiring consists of mainly conduit some bx is found in school. All classrooms have limited receptacles and more are required.	\$12,000
5.3.5	Motor controls.	3	All	All motor controls are easily accessible and are all marked appropriately. Furnace 2 and 2A overloads need to be replaced. Furnaces were replaced recently and now the breakers are tripping daily.	\$2,500
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Interior lighting consists of all magnetic ballasts and 40w fluorescent tubes. Lighting appears to be original with no upgrades. Offices equipped with surface mounted 2 lamp wraps. Hallways have recessed tbar fixtures. Gymnasium has strip fluorescent, lighting levels are inadequate for the gymnasium and should be upgraded. Recommend to add more strip lighting with wire guards. Mechanical rooms have incandescent lighting. Lighting levels: -Classrooms 300-350 lux -Library 300-450 ux -Hallways 250-300 lux -Computer room 450-500 lux -Gymnasium 200-250 lux	\$6,500
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No concerns	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	All lighting should be looked at for energy consumption savings. The lighting fixtures could be replaced with new energy efficient ballast and 32W fluorescent tubes. All exit lights should be upgraded to LED type	\$105,000
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	All	Existing telephone system is adequate for user. Telephone system currently has 5 incoming lines including fax line.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Existing public address system is model new Dukane complete with tuner and tape deck. No user complaints. All classes wired for cable TV.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	School has all new category 5 cabling installed.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3	All	Cabling in surface installed in condition most locations c/w dual and quad wall jacks. Cable needs to be mounted properly in some areas of school. Recommend plastic molding or conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Existing telecommunication point is located within the electrical room. Telecommunications board has room for growth and is easily accessible. Older style terminal blocks as well as new BIX blocks are used. Hub found in library.	\$1,500
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	New hub can be found in the school. All computers are on dedicated circuits. Computer room equipped with keyed power shut off for all computers.	
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	All	School is equipped with a security system consisting of motion sensors.	
5.6.3	Master clock system (if applicable).	N/A			
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				\$135,000

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	Overall Portable Bldgs Condition & Estim Costs			

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11		688.8	8	80	640	48.8	
7.2	Science Rooms/Labs				1	95	95	-95	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		115	1	130	310	-195	
					2	90			
7.4	Gymnasium (incl. gym storage)	1		405.4			275	130.4	
7.5	Library/Resource Areas	1		140	1	140	140	0	
7.6	Administration/Staff, Physical Education, Storage Areas	10		186.2			348	-161.8	
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)	11		1074.4			648	426.4	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			2609.8			2456	153.8	

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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 Our Lady of Victories a 3 or adequate rating with reference to Building Code issues. No specifics are given for the reasons for this rating. The study team for the 1999 evaluation did not evaluate the school in terms of 1997 Alberta Building Code, rather made some generalized comments about safety issues within the school. It is possible that the scope of work suggested by this evaluation or other modernizations contemplated by the School Jurisdiction may be considered by a plans examiner with the responsible authority to be a substantial alteration to the building and therefore 1997 Alberta Building Code Compliance may be deemed a requirement. The scope of work or costs for 1997 Alberta Building Code Compliance has not been identified. Further Investigation may be required.
Air Quality	Custodian identified air quality problem - believes air ducts require cleaning.
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 Our Lady of Victories January 1980 Mini-Plans Our Lady of Victories March 1965 </p>