	School Name:	Sir John Thompson				School Code:	207
	Location:	13525 - 132 avenue Edmonton, Alberta T5L 3R6				Facility Code:	2011
	Region:	Central				Superintendent:	Dr. Dale W. Ripley
	Jurisdiction:	Edmonton RCSSD No. 40				Contact Person:	Mr. Garnet McKee
						Telephone:	(780) 453-4500 (Garnet)
	Grades:	VII-IX				School Capacity:	Total 390

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	1968	2	3722.1	Masonry/B.U.R.	Some portions of facility (entrance, offices, science classroom) heated with perimeter hot water; remainder heated with multizone rooftop gas-fired equipment	Heat exchangers on rooftop unit recently replaced. (March 1999).
Additions/ Expansions						

						Evaluator's Name:	George Brandt
						& Company:	Henderson Inglis Partridge

Upgrading/ Modernization (identify whether minor or major)	1984 1992 1993 1995 1997 1998					-Minor Modernization C.R. #202. -Minor Modernization expand Staff area in Workroom. -Minor Modernization upgrade Music Rm. Acoustic panels & convert I.A. Lab to a C.T.S. Lab. -Minor Modernization create 2 C.R. #205 & #206. -Minor Modernization upgrade Gym Storage Rm. -Minor Modernization add exhaust unit to C.T.S. Rm. & create exit corridor on 2nd floor to Code requirements.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)					Gas-fired furnaces, no exhaust ventilation	
List of Reports/ Supplementary Information	See Section 8 for complete list.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Overall site conditions appear to be adequate with exception of the asphalt paving. Resurface parking lot and drive.	$20,500
2	**Building Exterior**	A wide variety of materials on the exterior creates a somewhat incongruous appearance. Replace metal siding	$4,000
3	**Building Interior**	Original millwork nearing end of life-expectancy. Gradual room by room replacement. New flooring on second floor.	$172,000
4	**Mechanical Systems**	Install perimeter hot water heating to all classrooms and occupied spaces. Replace air handling equipment; clean existing ductwork that is reused; replace furnaces in portables with units that have adequate capacity for ventilation.	$307,000
5	**Electrical Systems**	Generally, the school is operating adequately. No major electrical items. Recommend a preventative maintenance program being implemented. Replace broken receptacles, clean and vacuum out all electrical equipment and tighten panel feeder lugs.	$84,450
6	**Portable Buildings**	Millwork and tackboard/chalkboard replacement, mechanical upgrades	$17,000
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus 172.3 S.M.	
	7.2 Science Rooms/Labs	Deficient 58.9 S.M.	
	7.3 Ancillary Areas	Deficient 85.9 S.M.	
	7.4 Gymnasium	Deficient 207 S.M.	
	7.5 Library/Resource Areas	Deficient 58.5 S.M.	
	7.6 Administration/Staff Areas	Deficient 167.8 S.M.	
	7.7 CTS Areas	Deficient 147.3 S.M.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Grossly inadequate space for students eating lunch. Gymnasium currently being used as lunchroom. Surplus 339.2 S.M.	
	Overall School Conditions & Estim. Costs	Generally, the school is operating adequately, some areas require attention.School in need of Arch., Mech., and Elec., work. Overall Area deficiency of 213.9 S.M.	$604,950

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			$500
1.1.1	Overall site size.	4	Long narrow site is not ideal for visibility and supervision from the building.	
1.1.2	Outdoor athletic areas.	4	No problems noted	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Outdoor basketball hoops have ripped or missing netting.	$500
1.1.4	Site landscaping.	4	Landscaping around perimeter of site acts as buffer between school and neighbouring residences.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	No problems noted	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Difficult to assess due to snow cover.	
1.1.7	Evidence of sub-soil problems.	4	No problems noted	
1.1.8	Safety and security concerns due to site conditions.	4	No problems noted	
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			$20,000
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5		

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt paving should be re-surfaced. Gravel lot at east side should be paved to eliminate the transfer of dirt and grit into the building.	$20,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	Passenger drop-off at front door via a semi-circular drive.	
1.2.4	Fire vehicle access.	5	Semi-circular drive at front door provides excellent access to building	
1.2.5	Signage.	5	Clear and highly visible	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			$0
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	5		
1.3.2	Layout and safety of parking lots.	5		
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Appears to be well sloped to catch basin. Surfacing is gravel - see above (on-site road network)	
1.3.4	Layout and safety of sidewalks.	5		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete, no drainage problems noted.	
1.3.6	Curb cuts and ramps for barrier free access.	4	At front entrance.	
Other				
	Overall Site Conditions & Estimated Costs			$20,500

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	**Overall Structure**		**Bldg. Section**	**Description/Condition**	$0
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	5	1968	All visible components appear to be in good condition. No problems noted	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5	1968	No obvious signs of deterioration. No problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1968	No obvious flaws noted.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	$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).	FI	1968	Existing roof is B.U.R. and shows signs of age. A closer examination is required to determine extent of deterioration and life expectancy. No roofing inspection report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1968	No problems noted.	
2.2.3	Control of ice and snow falling from roof.	5	1968	High parapet walls eliminate the need for snow and ice deflectors.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	N/A		
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	$500
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	68/'69	A mix of finishes which includes face brick, painted jumbo brick, vertical metal siding, vertical wood siding, horizontal wood shiplap siding and acrylic stucco are all generally in good condition. There are some signs of abuse at outside corners where bricks are chipped and broken. Replacement of the metal & wood siding with another material such as acrylic stucco would improve the overall appearance of the building as well as the overall unity of finishes.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	68/'69	No problems noted.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	5	68/'69	No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	3	68/'69	Visible downspouts badly damaged.	$500
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	68/'69	No signs of damage.	
Other					
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	$3,500
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	68/'69	Some signs of age and wear to outside faces of doors. Repainting recommended.	$1,500

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	68/'69	No problems noted.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	68/'69	No problems noted.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	68/'69	Double-glazed aluminum windows with internal venetian blinds.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	68	Internal blinds difficult to operate - controls jam or do not function smoothly. Some broken hardware noticed throughout.	$2,000
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5	68/'69	No evidence of condensation due to air leakage / infiltration or extreme temperature differentials noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs	4			$4,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	$0
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	68/'69	Some repainting required due mainly to heavy use and/or abuse.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	68/'69	No serious cracking or heaving noted.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	$132,000
3.2.1	Floor materials and finishes.	3	68 /'69	A mix of VA tile, VC tile, ceramic tile, carpet and resilient sheet flooring are generally in good condition with exception of the carpeting on the second floor which is showing signs of age and wear. A better quality commercial grade carpet or resilient sheet flooring would lower maintenance costs as well as improve the appearance of these spaces. The hardwood flooring on the gymnasium stage is gouged & worn. Replacement of this floor recommended.	$53,000
3.2.2	Wall materials and finishes.	3	68 /'69	Painted concrete block is the main wall finish throughout and is in reasonable condition. Painted gypsum board will require painting in the next five years or sooner. Some areas have been patched with sheets of painted plywood mounted over the existing gypsum board. This appears to be a temporary solution and may in fact contravene code requirements for fire separations. Washroom walls with ceramic tile finish are in reasonable condition.	$15,000
3.2.3	Ceiling materials and finishes.	3	68/'69	2' x 2' suspended acoustic tile is dirty throughout. Tile replacement or cleaning is recommended to improve the overall appearance. Painted gypsum board ceilings are generally good.	$10,000
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	3	68/'69	Painted wood doors with hollow metal frames are in reasonable condition. Some repainting required.	$1,000
3.2.5	Millwork	2	68/'69	Most millwork is original and is near the end of its' life expectancy. Countertops are worn, cracked, chipped and aged. Cabinet faces are gouged & scratched. Gradual replacement on a room by room basis is recommended.	$45,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	68/'69	No problems noted.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	68	Gymnasium hoop operators broken. Operation presenting hazardous conditions - requires replacement	$8,000
3.2.8	Washroom materials and finishes.	4	68	Ceramic tile walls, mosaic tile floors in reasonable condition. Some discoloration of grout evident.	
Other					
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.***		**Bldg. Section**	**Description/Condition**	$40,000
		F.I.		No up to date inspection report provided. Educational Facilities Master Plan 2007 Edmonton Catholic Schools gives Sir John Thompson an unacceptable rating of 1 for Building Code issues. Although compliance with 1997 code is not a requirement now, modifications of a substantial nature may lead to a requirement for compliance. Costs for Compliance have not been identified.	

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.	5	68	Non-combustible for main portion, combustible for portables. No sprinklers.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	5	68/'69	Rated doors between sections noted.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	68/'69	Concrete block walls and solid core wood doors with wired glass	
3.3.4	Exiting distances and access to exits.	5	68/'69	No problems noted.	
3.3.5	Barrier-free access.	3	68	No access to second floor for the physically disabled. Handicap lift or elevator recommended. Barrier free washroom required.	$40,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	all	No audit available. Further investigation required to determine whether existing vinyl tile flooring is of the asbestos or composite type.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	5	68/'69	No problems noted.	
Other					
	Overall Bldg Interior Condition & Estim Costs	3			$172,000

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		No CB's; site drains away from school; roof drains collected.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Adequate distribution of hose bibbs around perimeter.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	$0
4.2.1	Fire hydrants and siamese connections.	4		Adequate placement of hydrants; no siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe system.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Adequate placement of hand extinguishers.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4		Fume hood in science prep room for chemical storage	
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		50 mm domestic water service connected to Municipal supply	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Double check backflow preventers on standpipe. Valve in good condition.	
4.3.4	Piping and fittings.	4		Pipe/fittings in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures in good condition; replaced as broken.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Two (2) gas fired instantaneous hot water heaters with storage- State Model SBGT75 250 HEI DCGA; 250,000 btuh (input); 75 gallon storage.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Storm and sanitary sewers pipe to Municipal service - no problems reported.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	$230,000
4.4.1	Heating capacity and reliability (including backup capacity).	3		Hot water boiler serves entrances; perimeter corridors; west classroom wall on main floor; general offices. Cast iron boiler - American Standard Model G607-I (870,000 btuh input). Remainder of school is gas fired Lennox rooftop multizone units (classrooms) Gym and CTs on separate gas fired rooftop units. Extend hot water heating system to service all areas.	$170,000
4.4.2	Heating controls (including use of current energy management technology.	3		Electric thermostats control multizone dampers on rooftop units. Several room temperatures are monitored on Andover BCMS system.	$30,000
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air and chimney are in good condition.	
4.4.4	Treatment of water used in heating systems.	4		Chemical pot feeder assembly with sidestream filter. Boiler water is clear.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Adequate boiler protection system monitored by BCMS Andover.	
4.4.6	Heating air filtration systems and filters.	4		Adequate filtration on RTU's.	
4.4.7	Heating humidification systems and components.	1		No humidification system	$30,000

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		Heating distribution is adequate. Should extend hot water systems to all spaces.	Refer item 4.4.1
4.4.9	Heating piping, valve and/or duct insulation.	4		Insulation in boiler room in good condition	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	3		Multizone dampers on RTU's are a maintenance issue.	Refer item 4.4.1
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Air supplies in gymnasium in perimeter sidewall; should have hot water heating.	Refer item 4.4.1
4.4.13	Zone/unit heaters and controls.	4		Entrance/hallway heaters in good condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**		**Bldg. Section**	**Description/Condition**	$77,000
4.5.1	Air handling units capacity and condition.	4		Units seem to have adequate air volume (3 at Lennox RTU's - X67-26750) Well maintained. Heat exchanger in RTU1 replaced March, 1999. Separate Lennox units serve CTs and Gymnasium.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Units have limited capacity and controls for adequate volumes of outside air.	Refer item 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Good air distribution (overhead diffusers) throughout the school.	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust is adequate.	
4.5.5	Separation of out flow from air intakes.	3		Poor separation on rooftop intakes and exhaust flows.	Refer item 4.5.1
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Separate exhaust fan for Home Ec; fume hood exhaust in Science Prep.	
Other					
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	3		Electric space thermostat control RTU's and multizone dampers. However space temperatures in specific rooms are monitored on Andover BCMS. Provide digital controls consistent with ventilation system upgrade.	$76,000
4.5.8	Air filtration systems and filters.	4		Adequate filtration.	
4.5.9	Humidification system and components.	3		No humidification system.	Ref. Item 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).	4		Duct distribution in good condition.	
Other		2		Gymnasium return air grilles require replacement.	$1,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	**Cooling Systems**		**Bldg. Section**	**Description/Condition**	$0
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	3		RTU's 1, 2, 3 (serving classroom spaces) have DX cooling, Lennox L2-12724 L - B2 (R22 refrigerant).	Ref. Item 4.5.1
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Single zone low velocity overhead distribution to diffusers.	
4.6.3	Cooling system controls (including use of current energy management technology).	3		Electric space stats control cooling.	Ref. Item 4.5.7
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	**Building Control Systems**		**Bldg. Section**	**Description/Condition**	$0
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Andover BCMS provides monitoring and control for central equipment and space temperature monitoring.	
	Overall Mech Systems Condition & Estim. Costs				$307,000

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.1	**Site Services**				$1,000
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		-1200 amp, 120/208V, 3 phase, 4 wire as manufactured by Square D -Space for 6, 3 phase breakers -Vintage 1968 -Underground service -See comments	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Adequate, no concerns	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		-10 plug-ins -Majority of these have WP covers broken off and few receptacles are damaged -Time clock outdated	$1,000
Other					
5.2	**Life Safety Systems**		**Bldg. Section**	**Description/Condition**	$6,450
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up to-date technology, regularly tested).	4		-As manufactured by Simplex 4002, hardwired -16 zones, two spare -Verified August 31, 1999 -No visuals	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3		-No emergency lighting in the CTS lab	$450
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3		-No DC power to exits	$6,000
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	$7,000
5.3.1	Power service surge protection.	3		-Not present. -Recommend TVSS	$4,000
5.3.2	Panels and wireways capacity and condition.	4		-Panels are all full -Wireways are in good condition	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3		-Science room and Science Prep have broken receptacles -Receptacle circuits in hallways trip when using cleaning machines	$3,000
5.3.5	Motor controls.	4		-Local starters.	
Other					

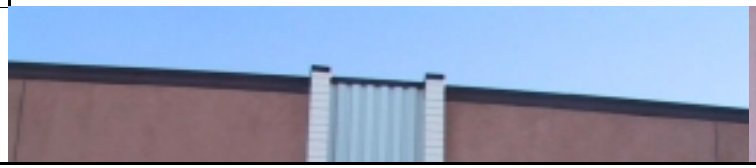
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	$70,000
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4		-Classroom lighting typical 3 lamp fluorescent, wrap around lens -T12 lamp low voltage control, two level -All lighting level are as per Alberta Infrastructure Guidelines	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		-Ballasts are being replaced with magnetic	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		-No energy upgrade -Recommendation new T8 lamp complete with electronic ballast -LED exit lights -Gym lighting, utility HID fixtures "metal halide" source	$70,000
Other					

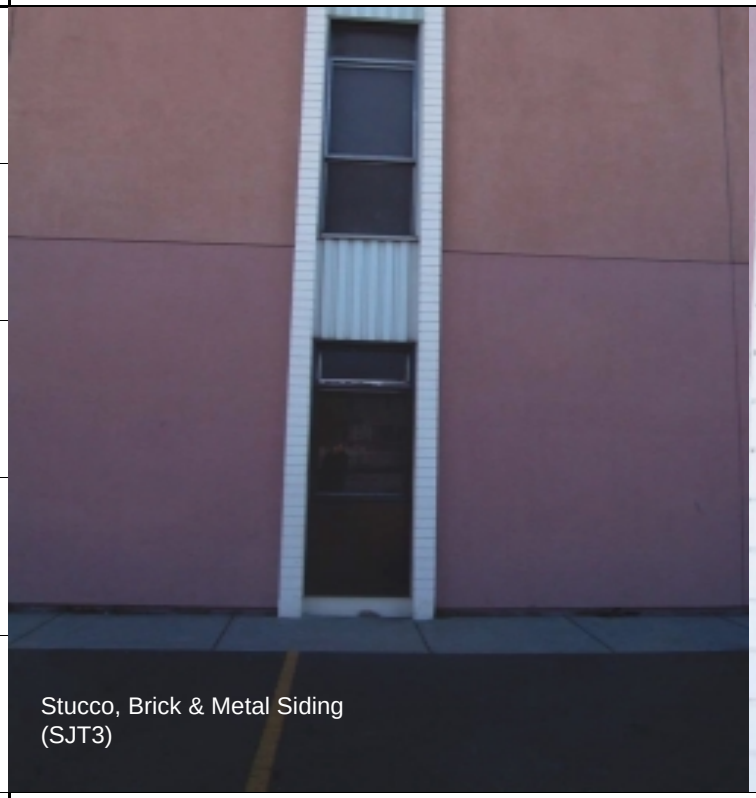
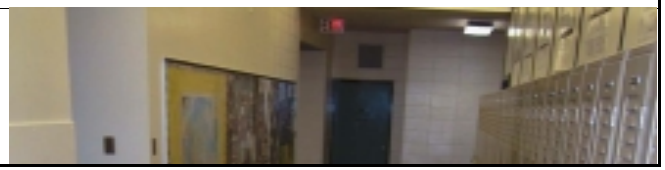
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	$0
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		-Telephone system as manufactured by Nitsuko -Each classroom has a Nitsuko phone system	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		-PA system as manufactured by Petcom 2200 complete with spare zones -No cable TV antenna or outlet in classroom.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		-Library 202 computer networked -Admin area computer networked -Cabling Cat.5	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		-Computer lab cable management on wall under desk -Hub in Library mounted high up on wall	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		-Teleconference room off of Library has equipment as manufactured by Gentner -Main server room adequate size, no ventilation -No security room for growth	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		-Computer lab separate 12 CCT panel surface conduit and plug-in on wall under desk. Panel first added due to breaker tripping.	
Other					

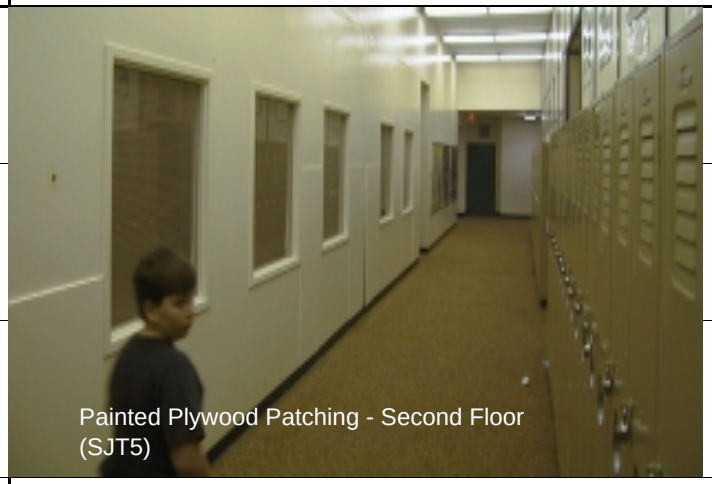
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	**Miscellaneous Systems**		**Bldg. Section**	**Description/Condition**	$0
5.6.1	Site and building surveillance system (if applicable).	N/A		None	
5.6.2	Intrusion alarms (if applicable).	4		As manufactured by Telsco	
5.6.3	Master clock system (if applicable).	4		120V plug-in	
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).			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				$84,450

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Preserved wood foundations appear to be in reasonable condition. Lack of access to internal structure.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	FI	No signs of leakage - further investigation required to determine membrane integrity.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Wood & metal siding in good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Wood doors in hollow metal frames and aluminum windows are both in good condition.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Painted gypsum board, VA tile and suspended acoustic tile in reasonable condition. Cleaning of acoustic ceiling required.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Millwork showing signs of age and wear - should be replaced to meet current standards.	$4,000
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	Tackboards are worn and should be replaced.	$1,000
6.1.8	Heating system.	3	Gas fired furnaces.	
6.1.9	Ventilation system.	3	Inadequate outside air flow; overheats in spring/fall months.	$12,000
6.1.10	Electrical, communication and data network systems.	4	No concerns	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			$17,000

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	10		812.3	8	80	640	172.3	
7.2	Science Rooms/Labs	2		181.1	2	120	240	-58.9	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		224.1	1 2	130 90	310	-85.9	
7.4	Gymnasium (incl. gym storage)	3		448	1 1	60 595	655	-207	
7.5	Library/Resource Areas	1		111.5	1	170	170	-58.5	
7.6	Administration/Staff, Physical Education, Storage Areas	13		284.2			452	-167.8	
7.7	CTS Areas								
	7.7.1 Business Education				1	115	115	-115	
	7.7.2 Home Economics	1		129.9	1	160	160	-30.1	20 cap.
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs	1		277.8	1	280	280	-2.2	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)	15		1253.2			914	339.2	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			3722.1			3936	-213.9	

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 Sir John Thompson a 1 or unacceptable or unsafe rating for 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
Building Code Cont'd	Alberta Building Code Compliance has not been identified. Further Investigation may be required.
Floors	Most flooring appears to be of the vinyl asbestos type which contains asbestos fibres bound in resin and is thus not considered hazardous by itself. However, removal of this flooring should be undertaken with precautionary measures because any abrasive action on the tile will release small amounts of fibre into the air. This includes scraping, sanding, and chiseling actions. Further investigation should be done to determine if existing flooring is of this type.
Main Entrance	 Main Entrance - Exterior (SJT1)  Main Entrance (SJT1)
	The main entrance to the school is oriented towards a main arterial roadway which curves as it passes the school. This makes the school highly visible from both the east and west approaches. A semi-circular drive at the main entrance acts as a drop-off for students and visitors while also providing additional parking.
	 

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Stucco, Brick & Metal Siding (SJT3)  Exterior Windows (SJT4)
Exterior Wall Finishes	A mix of finishes which includes face brick, painted jumbo brick, vertical metal siding, vertical wood siding, horizontal wood shiplap siding and acrylic stucco (SJT3) are all generally in good condition. There are some signs of abuse at outside corners where bricks are chipped and broken. Replacement of the metal & wood siding with another material such as acrylic stucco would improve the overall appearance of the building as well as the overall unity of finishes. There are signs of minor damage and/or weathering of the aluminum window frames (SJT4), but not sufficient to warrant replacement.
Wall Materials & Finishes.	Painted concrete block is the main wall finish throughout and is in reasonable condition. Painted gypsum board will require painting in the next five years or sooner. Some areas have been patched with sheets of painted plywood mounted over the existing gypsum board (SJT5). This appears to be a temporary solution and may in fact contravene code requirements for fire separations. Washroom walls with ceramic tile finish are in reasonable condition.
	 

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Painted Plywood Patching - Second Floor (SJT5)  Worn Carpet - Second Floor (SJT7)
Floor materials and finishes.	A mix of VA tile, VC tile, ceramic tile, carpet and resilient sheet flooring are generally in good condition with exception of the carpeting on the second floor which is showing signs of age and wear (SJT7). A better quality commercial grade carpet or resilient sheet flooring would lower maintenance costs as well as improve the appearance of these spaces. The hardwood flooring on the gymnasium stage is gouged & worn. Replacement of this floor recommended. Further investigation required to determine whether existing vinyl tile is of the asbestos or composite type.

Evaluation Component/ Sub-Component	Additional Notes and Comments
List of Reports/ Supplementary Information	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, Vemtilation 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 Sir John Thompson Catholic Jr. High School March 1980, Rev. 85 - 01 - 09 Mini-Plans Sir John Thompson Catholic Jr. High School July 1968 – Last Rev. Nov.1998