	School Name:	**St. Alphonsus Elementary and Junior High School**				School Code:	**8208**
	Location:	**11624 - 81 Street, Edmonton, Alberta**				Facility Code:	**2012**
	Region:	**Central**				Superindendent:	**Mr. Garnet McKee**
	Jurisdiction:	**Edmonton Roman Catholic Schools Regional Division #40**				Contact Person:	**Mr. Ken Yakimovich**
						Telephone:	**(780) 453-4500**
	Grades:	**K - IX**				School Capacity:	**815**

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	1949	1	756	Frame construction, flat roofs, stucco, metal panel and painted concrete block exterior.	Consists of steam system, served by one (1) H.B Smith steam boiler, located in this section of the school and serving 1949, 1953 & 1954 sections of the school. The steam heating system is obsolete and in poor condition. The ventilation system consists of gravity ventilation.	Leased to N.A.B.I.S., D.E.C.S.A, and Smart Start Daycare. **Mech:** The Boiler Plant serving this section of the school is in good condition. The existing ventilation system cannot provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes. Therefore, the new heating and ventilation system is required.
Additions/ Expansions	1953	1	398.00	Frame construction, flat roofs, stucco and metal panel exterior	Consists of Hot Water Heating and steam system, served by two (2) Peerless hot water heating boilers, located in 1964 section of the school, and one (1) steam boiler located in 1949 section of the school. The ventilation system consists of two (2) indoor mounted air handling units complete with coil and ductwork and Univents located in each classroom.	Gymnasium addition.(1953) Basement and two floors above grade. (1964) **Mech:** The Boiler Plant serving this sections of the school is in good condition. The existing ventilation system is undersized and cannot provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
	1955	1	460.00	Frame construction, flat roofs, stucco and metal panel exterior.		
	1964	3	2905.00	Masonry construction, flat roofs, brick and stucco exterior.		
	1968	2	2907.00	Masonry construction, flat roofs, brick and stucco exterior.		

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

Upgrading/ Modernization (identify whether minor or major)	1994		1632.00	Reroofing of 1968 section and portion of 1964 section.	The modernization was a major modernization for the mechanical system. The new steam boiler was installed to serve the original school.	The new mechanical system is required for the 1949, 1953 and 1955 sections of the school.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				None		
List of Reports/ Supplementary Information	Fire alarm test conducted in 1999					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	Rearrange playfield. Rearrange parking and create drop-off lane. Provide ramp to front entrance.		$ 119,500.00
2	**Building Exterior**	Roofing investigation recommended. Reconstruct front entrance. Repair window blinds, provide new seals and accessories.		$ 186,200.00
3	**Building Interior**	Repair and replace baseboard and base. Replace ceiling in 1968 section, investigate cause of leakage. Replace some doors, lockers, toilet partitions. Provide elevator, automatic openers, accessible WC's.		$ 373,000.00
4	**Mechanical Systems**	The existing steam heating system serving 1949, 1953 and 1955 sections of the school shall be replaced with new hot water heating system. The ventilation system (with the exception of the 1949, 1953 and 1955 sections of the school) meet ASHRAE 62-1989 standard and present ventilation code requirements. The new ventilation system is required to serve the 1949, 1953 and 1955 sections of the school.		$ 300,000.00
5	**Electrical Systems**	The electrical distribution is in poor condition. Retrofit all luminaires to new energy efficient T8 lamps and electronic ballast. Provide additional exterior lighting. Upgrade fire alarm system to current code.		$ 403,140.00
6	**Portable Buildings**	None		$ -
7	**Space Adequacy:**			
	7.1 Classrooms	Somewhat Excessive	390.80	
	7.2 Science Rooms/Labs	Deficient	-332.50	
	7.3 Ancillary Areas	Deficient	-146.50	
	7.4 Gymnasium	Somewhat Deficient	-115.20	
	7.5 Library/Resource Areas	Somewhat Deficient	-39.80	
	7.6 Administration/Staff Areas	Deficient	-318.50	
	7.7 CTS Areas	Deficient	-226.10	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive	1188.10	
	Overall School Conditions & Estim. Costs		400.00	$ 1,381,840.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Small site, no possibility to expand.	$ -
1.1.2	Outdoor athletic areas.	2	Very tight athletic areas. One small soccer field - surface in poor condition. Paved play area, two basketball hoops. Relocate paved areas, relocate long jump pit. Level and enlarge soccer field.	$ 45,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	One playground on sand base. Equipment in good condition.	$ -
1.1.4	Site landscaping.	4	Grass throughout, otherwise minimal landscaping, mature trees on west side. Satisfactory.	$ -
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Site fenced except for front yard and portion along south property, satisfactory. Flagpole, bikestands - adequate.	$ -
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Poor drainage on west side of 1968 addition, regrade. Otherwise drainage is acceptable.	$ 3,500.00
1.1.7	Evidence of sub-soil problems.	N/A		$ -
1.1.8	Safety and security concerns due to site conditions.	N/A		$ -
Other				$ -

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	3	Five access points for vehicles, unsatisfactory. Conflict with parking lot at pick-up time. Consider creating a pick-up / drop-off lane. Good pedestrian access to all building entrances	$ 38,000.00
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paved fire lane c/w catch basins.	$ -
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off site from surrounding streets.	$ -
1.2.4	Fire vehicle access.	5	From three streets and fire lane on north side. Good access.	$ -
1.2.5	Signage.	4	On the building and free standing - adequate.	$ -
Other				$ -

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	28 stalls on site for staff, have 32 staff. No visitor parking on site. No designated stalls for disabled.	$ -
1.3.2	Layout and safety of parking lots.	3	Concerned with layout and safety of parking areas. No separation between parking and city sidewalks. Consider moving parking stalls west and sidewalk east and create drop-off lane.	$ 21,500.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt paved, drainage good.	$ -
1.3.4	Layout and safety of sidewalks.	4	Good, no issues.	$ -
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Mostly concrete in good condition.	$ -
1.3.6	Curb cuts and ramps for barrier free access.	2	No curb cuts, but ramp provided to 1955 section. No ramp to front entrance, consider new ramp.	$ 10,000.00
Other		2	Ramp at 1955 north entrance to be reoriented eastward or removed if front entry ramp is provided.	$ 1,500.00
	Overall Site Conditions & Estimated Costs			$ 119,500.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	**Overall Structure**		**Bldg. Section**	**Description/Condition**	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1964 &1968	No sign of structural distress from exterior. Structure appears in good condition. Cast in place concrete beams and concrete slabs.	$ -
			1949, 53&55	Wood frame floors on concrete foundations over crawl space. Floors appear in good condition.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1964 &1968	Load bearing walls and pilasters appear in good condition. Existing structure is a combination of concrete columns and load bearing concrete block walls.	$ -
			1949 53&55	Wood load bearing walls, appear in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1964 &1968	Roof structure appears in good condition. Steel joist roofs, no signs of structural distress.	$ -
			1949, 53&55	Wood framed roofs, no signs of deterioration or structural distress.	
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***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	3	1949, 54 & 55 1964 1968	Concrete ballast slabs on what appears to be inverted roofing system. Comprehensive roofing inspection recommended to old section of roof (1949, 1954 and 1955). Assume reroofing, include cost of investigation. Tar and gravel - appears in good condition. Torch on SBS membrane 1994 reroof. Old leakage noted throughout, fungi growth on ceiling tiles in music room.	$ 120,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Roof access from within building. Roof accessories appear in good condition.	$ -
2.2.3	Control of ice and snow falling from roof.	N/A			$ -
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1949	Small skylights, in good condition	$ -
Other					$ -

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	All	Generally in good condition. Some loose brick at parapet of 1968 section on courtyard side, repair brick.	$ 600.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1955, 53 & 54 1964 1968	Fascias in poor condition, replace fascias. Soffits finished with stucco, in good condition. Fascias in good condition. No soffits.	$ 5,600.00
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	No evidence of air movement or condensation damage through building envelope.	$ -
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Generally good, no issues observed. All roofs drain internally.	$ -
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Generally in good condition. No signs of cracks or stains observed or reported.	$ -
Other		2	1964	Front entrance steps and railings dilapidated. Replace steps and provide ramp. **See 1.3.6**	$ 12,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	49, 53 & 55 1968 All 1964	Wood door frames and wood doors, both painted, repaint doors. Broken glass at two exit doors. Weather stripping in poor condition, provide new to all exterior doors. Replace aluminum entry doors with wide stile metal doors.	$ 10,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	All in workable condition. Latches, closers and hardware operational.	$ -
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Panic hardware in workable condition. No safety concerns.	$ -
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1955 1964	Wood frames metal wrapped with aluminum slider inserts - good condition. Single glazing in lobby. Poor thermal performance. Aluminum windows with integral venetian blinds - repair blinds' operating mechanism. Openers poor, seals need replacement.	$ 28,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1964 1968	Accessories in poor condition. Recommend replacement	$ 6,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1964 1968	Air leakage around openers. Weather seals inadequate.	$ 4,000.00
Other					
	Overall Bldg Exterior Condition & Estim Costs				$ 186,200.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	All areas appear in good condition. No signs of deterioration.	$ -
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	All in good condition. No signs of settlement or structural distress.	$ -
Other		4		Inner courtyard, asphalt paved, in good condition.	$ -
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1949 53 & 55 1964 1968	VCT tile and sheet floorings in good condition. Replace baseboards in classrooms. Old wood base damaged, chipped, in poor condition. Sheet flooring throughout, carpet in office area - both in good condition Combination of sheet flooring and VCT tile in good condition. Ceramic tile in entrances with cracked base, repair base.	$ 14,000.00
3.2.2	Wall materials and finishes.	4	1949 53 & 55 1964 1968	Plywood dado and plaster above, both painted - acceptable. Concrete block and drywall combination - good condition. Painted concrete block - good condition	$ -
3.2.3	Ceiling materials and finishes.	2	1949 53 & 55 1964 1968	Plaster and tentest combination, painted - in good condition. Tentest tiles in good condition. T-Bar ceilings in poor condition, entire section. Will receive replacement.	$ 95,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	3	1968 1964 1949, 53 & 55 All	Typically wood doors in metal frames, both painted - acceptable. Replace all wood doors c/w kickplates. Wood doors in wood frames, both painted - acceptable. WC doors need new kickplates.	$ 30,000.00
3.2.5	Millwork	2	All 1964, 68	Painted plywood in reasonable condition. Additional cabinets might be required in elementary classrooms. Relaminate all tops and vanities.	$ 2,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2	All All 1964 1968	Chalkboards need to be changed to whiteboards, unsatisfactory. Display boards inadequate - more required. Metal lockers in good condition. Lockers in poor condition - replace.	$ 45,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	2	1968 1953	Six basketball hoops in main gym, open ceiling. Gym lockers must be replaced - in poor condition. Six basketball hoops, tentest ceiling Gymnastics equipment.	$ 28,000.00
3.2.8	Washroom materials and finishes.	2	All 1968	Floor - Ceramic tile - Desco coating Walls - Painted block Ceilings - Painted drywall and T-bar in poor condition Toilet partitions in poor condition, replace all. Barrier free W.C. not provided.	$ 36,000.00
Other		3	1968 1964	Extensive staining to all ceilings, on all levels. Investigate cause. Same as per 1968 extensive staining to ceramic tiles on all levels Appear related to plumbing fixtures.	See 4.3.4

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Combination of combustible and non-combustible construction, non-sprinklered.	$ -
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Fire shutters to major portions of the complex. Appears in good condition.	$ -
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Appear adequate.	$ -
3.3.4	Exiting distances and access to exits.	4	All	Adequate.	$ -
3.3.5	Barrier-free access.	3	All	Access provided to some areas. No elevator provided (3 storey building). No automatic entry provided. One W.C. provided in 1949 section. Provide W.C.'s, elevator and automatic entry.	$ 117,500.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	Audit not available, PCB ballasts suspected in fluorescent light fixtures. Complete hazardous materials audit.	$ 5,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	2	1949 53 & 55	Air quality in the old section is poor.	See mechanical
Other					
	Overall Bldg. Interior Condition & Estim Costs				$ 373,000.00

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).	5	All sections	The site drainage system is surface type system and is in good condition. No water accumulation was identified around the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	All sections	The irrigation system does not exist. The NFHB are in fair condition.	
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		None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5	All sections	The standpipe system is in good condition.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All sections	Fire extinguishers are in fair condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A	All sections	Not required.	
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).	5	All sections	Domestic water supply is from the water main in the street (municipal water supply). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	5	All sections	The domestic water supply is from the City Main. The water is treated and is in good condition.	
4.3.3	Pumps and valves (including Backflow prevention valves).	5	All sections	The domestic water circulation pumps and valves are in good condition.	
4.3.4	Piping and fittings.	3	All sections	All piping and fittings are showing evidence of corrosion and visible water leaks. The piping system should be re-placed in the washrooms area.	$40,000
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All sections	All plumbing fixtures have individual isolation valves, meet all code requirements and are in fair condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All sections	The domestic hot water system consists of one (1) Ruud, natural gas fired heater and storage tank. The capacity and conditions are good.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	All sections	The sanitary sewer system including sumps and pits is municipal type of system and is in fair condition. Storm system inside of the building is also in fair condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	
4.4.1	Heating capacity and reliability (including backup capacity).	3	All sections	The existing heating boiler plant consist of one (1) natural gas fired H.B Smith steam boiler serving original school, 1953, and 1955 sections of the school. Two (2) Peerles hot water heating boilers serving 1964 and 1968 sections of the school. The new hot water heating system is required to replace aged steam system in 1949 and 1953 sections of the school.	$30,000
4.4.2	Heating controls (including use of current energy management technology.	4	All sections	The existing mechanical system is using pneumatic control system. DDC control system is applied to all components of mechanical system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	All sections	The existing combustion air is sufficient and chimney is in good condition.	
4.4.4	Treatment of water used in heating systems.	4	All sections	The chemical pot feeder is in accessible location and in good condition.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All sections	Each boiler is complete with low water cutoff device and remote alarm system. All are in fair condition.	
4.4.6	Heating air filtration systems and filters.	N/A	All sections		
4.4.7	Heating humidification systems and components.	N/A	All sections	A humidification system does not exist.	

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	1949 1953 1955	The heating system consists of steam perimeter radiation system. The system is in poor condition. A new hot water heating system is required.	$30,000
4.4.9	Heating piping, valve and/or duct insulation.	4	All sections	The thermal insulation on the existing ductwork and piping system is in good condition.	
4.4.10	Heat exchangers.	4	All sections	All heat exchangers serving air handling units and boilers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All sections	All mixing boxes are located within Mechanical Room and are in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All sections	A new hot water unit heaters are required in the large gymnasium. A new ventilation system is required in the Gymnasium serving the Original School. Presently only gravity ventilation is provided to this Gymnasium.	$30,000
4.4.13	Zone/unit heaters and controls.	5	All sections	All unit heaters and entrance forced flow heaters are complete with thermostats and are in good condition	
Other					

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.	2	All sections	Two (2) air handling units and Univents are serving the 1964 and 1968 sections of the school are fine. A new ventilation sysytem is required to serve the 1949, 1953 and 1955 sections of the school. A new indoor mounted air handling unit is recommended to serve those sections of the school.	$60,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All sections	One new air handling unit is required to provide required minimum 15.0 CFM/student of outside air.	include in 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	All sections	The air distribution system serving 1964 and 1968 additions is via ceiling space. The air changes provided to each Classroom are set at 5.A new air distribution system is required to serve the 1949, 1953 and 1955 sections of the school.	$80,000
4.5.4	Exhaust systems capacity and condition.	5	All sections	All exhaust fans have sufficient capacity and are in good condition.	
4.5.5	Separation of out flow from air intakes.	5	All sections	Are set at min. 10 Ft. which is acceptable	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	All sections	The fume hoods serving Science Laboratories are fine. The dust collection system and fume extraction system serving I.A. area is not in use.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	4	All sections	The ventilation system is using DDC pneumatic control system, which is current technology system and is in good condition.	
4.5.8	Air filtration systems and filters.	4	All sections	Air filtration system consists of med- efficiency replaceable filters, which are in fair condition.	
4.5.9	Humidification system and components.	4	All sections	A humidification system does not exist.	
4.5.10	Heat exchangers.	5	All sections	The water and gas heat exchanger is in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All sections	The ventilation distribution system and components serving 1963 and 1968 additions are in fine condition.	
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		None	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	**Building Control Systems**				
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	All sections	The existing control system is pneumatic DDC control sysytem and is using the current energy management technology. A new DDC control system is required to serve 1949, 1953 and 1955 additions.	$30,000
	Overall Mech Systems Condition & Estim. Costs				$300,000

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).	3		Underground electrical service 600A 120/208V 3 Phase. Installed in 1968. The peak demand in the last 12 months was 143kVA = 397A. The service is in poor condition. Replace entire existing distribution.	$35,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		The Building Lighting is in good condition. Requires additional lighting on the north face of the building.	$1,500.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		Inadequate capacity to handle all staff and teachers. Total of thirteen (13) existing car plugs. Provide five (5) additional car plugs. Requires new car park area by others. Provide ten (10) new car plugs in new parking area.	$5,000.00
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).	2	1964	The fire alarm control panel is a Simplex 2001 and was installed in 1983. Tested on an annual basis. Poor condition. Replace existing FACP. Existing panel cannot be upgraded to code to handle new strobe lights.	$6,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	Emergency lighting, is in poor condition. The battery packs and remote heads are mini style. Recessed remote heads throughout school. Provide new mini style remote heads.	$2,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit signs are the old incandescent. Provide new energy efficient LED exits.	$3,000.00
Other		2	All	There are sixteen (16) existing fire alarm bells. Provide sixteen (16) new strobe lights. Provide two (2) new fire bell/strobe combination. Inadequate sound levels in 1949 section by kitchen, and 1964 section breezeway.	$4,200.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	N/A			
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are at 85% of capacity. Panels are original to each section. Replace all panels. Beyond serviceable life.	$25,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1968	Main Server in Library is on an APC 1000 UPS Backup.	
5.3.4	General wiring devices and methods.	4	All	Wiring is in good condition. All wiring is original to each section. Wiring is copper run in conduit.	
5.3.5	Motor controls.	4	All	Controls are in good condition. Andover AC 256M Plus DDC Control system. Monitored by Catholic School Board in Central Edmonton.	
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).	2	1949	Classrooms 480 Lux; Handicap Classroom 520 Lux; Games Room 720 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	$296,940.00
			1953	Gym 240 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps. Gym lighting levels are inadequate. Very dim.	
			1955	Classroom 620 Lux; Daycare 600 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	
			1964	Science Lab 850 Lux; CTS Area 620 Lux; Drama Area 550 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	
			1968	Classrooms 850 Lux; Science Room 850 Lux; Music 550 Lux; Gym 590 Lux, Library 480 Lux; Computer Lab 550 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	All	PCB Ballasts throughout all sections of school. All PCB Ballasts are to be removed and disposed of.	$15,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	2	All	Upgrade all T12 magnetic ballasts and lamps to T8 electronic ballast and energy efficient lamps. Computerized energy management system was installed for mechanical and electrical energy savings.	See 5.4.1
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1955	There are five (5) outside lines and one (1) fax line. Nitsuko telephone system. Good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	P.A. System is in good condition. Dukane Petcom 2200. Cable TV installed to each classroom. No CCTV or satellite.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	Category 5 installed in April of 2000. Installed to computer lab, and office area and classroom. Each classroom has seven (7) data drops.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	Free aired above ceiling space. All data drops in surface mounted conduit, surface raceway or pacpoles.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2	1968	There is no ventilation. Located in Library millwork cabinet. Very warm in server cabinet. 96 port patch panel, 52 port hub. Provide new ventilation for cabinet. Provide new 24 port hub. Provide new server for Administration. Only (1) server for school. School requires additional server to be connected to central school	$9,500.00
			1964	Patch panel and hub located in Storage Room. 144 port patch panel, 108 port hub. Provide one (1) new 24 port hub. Presently at maximum capacity. Storage Room has separate exhaust fan.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuits were not installed. Sufficient existing capacity in each classroom.	
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	Telsco monitoring system with motion sensors in corridors, office area. The system is in good condition. Control Panel located in Mechanical room in 1964 Section. On/off toggle switch.	
5.6.3	Master clock system (if applicable).	5	All	Master clock system is controlled from central branch. All clocks are digital. Installed in 1997. Excellent condition.	
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				$403,140.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		**Not Applicable**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			$ -
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			$ -
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			$ -
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			$ -
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			$ -
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			$ -
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
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			$ -

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	27	76.7	2070.80	21	80	1680	390.8	
7.2	Science Rooms/Labs	1	124.5 258.7	97.5	2 2	95 120	430	-332.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1	547.6 324.2	383.2	2 3	130 90	530	-146.8	
7.4	Gymnasium (incl. gym storage)	1 1	78.0 232.2	781.8			897	-115.2	Two gyms, each with stage.
7.5	Library/Resource Areas	1 1		310.2			350	-39.8	
7.6	Administration/Staff, Physical Education, Storage Areas			452.5			771	-318.5	
7.7	CTS Areas								
	7.7.1 Business Education				1		115	-115	
	7.7.2 Home Economics	1		117.1			160	-42.9	
	7.7.3 Industrial Arts	1		211.8			280	-68.2	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			3001.1			1813	1188.1	
	Overall Space Adequacy Assessment			7426			7026	400	

Evaluation Component/ Sub-Component	Additional Notes and Comments