

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name: St. Anne
Location: 14105 - 94 Street Edmonton, Alberta T5E 6B2

School Code: 42
Facility Code: 1985

Region: Central
Jurisdiction: Edmonton RCSSD No. 40

Superintendent: Dr. Dale W. Ripley
Contact Person: Mr. Garnet McKee
Telephone: (780) 453-4500 (Garnet)

Grades: K-VI

School Capacity: Total 250

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	1975	1	2223.8	Masonry, Flat Roof	Municipal Services, Forced air heating.	
Additions/ Expansions						

Evaluator's Name: B. Vance
& Company: Henderson Inglis Partridge

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Upgrading/ Modernization (identify whether minor or major)	1998					Minor Modernization add wall between stage area and ancillary classroom.
	1987			No details given on Data Sheets		
	1987			No details given on Data Sheets		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1964 1965 1968	1 1 1	91.5 91.5 183.0	Portable Portable Portable	Forced air furnaces	

List of Reports/ Supplementary Information	See Section 8 for complete list.
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally adequate. Drainage problem requires attention.	\$29,000
2	Building Exterior	Generally quite good condition.	\$1,000
3	Building Interior	Generally good condition. Interior requires repaint.	\$52,000
4	Mechanical Systems	Furnaces to be replaced, Domestic water heater marginal, ductwork requires cleaning, upgrade washroom exhaust, no humidification system.	\$170,500
5	Electrical Systems	Overall the electrical system is in good working order with no major concerns. The only code deficiency is located in the vestibule between the portables and the main building. Exit signs are required above the exit doors. A recommendation to look at upgrading the interior fixtures to energy efficient ballasts and 32W fluorescent tubes.	\$117,000
6	Portable Buildings	Heating system and interior finishes require work.	\$18,000
7	Space Adequacy:		
	7.1 Classrooms	Surplus 120.9 S.M.	
	7.2 Science Rooms/Labs	Deficient 98 S.M.	
	7.3 Ancillary Areas	Deficient 216.2 S.M.	
	7.4 Gymnasium	Surplus .8	
	7.5 Library/Resource Areas	Surplus 4.9 S.M.	
	7.6 Administration/Staff Areas	Deficient 21.9 S.M.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 42.4 S.M.	
	Overall School Conditions & Estim. Costs	School in need of Arch., Mech., and Elec., work Overall Area Deficiency of 167.1 S.M.	\$387,500

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Part II - Physical Condition

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Expansion potential to East	
1.1.2	Outdoor athletic areas.	4	Snow cover prohibits meaningful inspection. Indications are O.K.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Snow cover prohibits meaningful inspection. Indications are O.K.	
1.1.4	Site landscaping.	4	Snow cover prohibits meaningful inspection. Indications are O.K.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Generally O.K. Combination of elements, wood guards at parking area, chain link fencing some areas, metal tube rails other areas.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Staff identified area which is prone to ponding, east side of portables. This may be a contributing factor to deterioration of portable structure (floor structure replaced in Portable #138.)	\$15,000
1.1.7	Evidence of sub-soil problems.	4	None evident other than some slab settlement within school. See Section 3.1	
1.1.8	Safety and security concerns due to site conditions.	4	No obvious safety or security concerns and none identified by staff.	
Other				

School Facility Evaluation Project
Part II - Physical Condition

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	2 vehicular, 2 pedestrian. Less than ideal situation at Main Entrance as pedestrian walkway is not clearly separated from North West parking area. Some form of railing and widening of sidewalk would be the least cost solution.	\$7,500
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Snow cover made it difficult to evaluate condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-Site utilizing City of Edmonton Streets. No designated drop-off - However no concerns with present arrangement were identified by staff.	
1.2.4	Fire vehicle access.	4	Appears acceptable by City of Edmonton streets. Parking areas have no turn around for fire vehicles if accessed. Theoretical access through chain gate to back of school playing fields from South East parking area.	
1.2.5	Signage.	4	Condition of existing signage is O.K.	
Other				

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Part II - Physical Condition

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	Plans indicate one lot South East of school for 18 cars (asphalt). There is an additional lot on the North West side of school (gravel & concrete). No. of stalls deemed adequate by staff. No designated stall for disabled noted. Stall should be created. Allowance for signage.	\$1,500
1.3.2	Layout and safety of parking lots.	3	Pedestrian/vehicle conflict at Main school entrance. Costs identified in 1.2.1	See 1.2.1 for costs
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel - staff indicated lots are combination of asphalt, concrete and gravel. Fresh snow cover made assessment of condition difficult.	
1.3.4	Layout and safety of sidewalks.	3	Conflict at Main Entrance with North West parking area. (See 1.2.1). Fresh snowcover made overall condition assessment difficult.	See 1.2.1 for costs
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Fresh snowcover made overall condition assessment difficult. Spalling in concrete noted on walkway South side of school. Allowance for replacement.	\$5,000
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cut noted at West side of school at crosswalk.	
Other				
	Overall Site Conditions & Estimated Costs			\$29,000

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Part II - Physical Condition

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	1975	No problems with exterior structure evident. Concrete structure.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1975	Block construction.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1975	Roof not accessed but perimeter at grade inspection did not provide any indication of problem areas.	
Other					

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Part II - Physical Condition

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.</i>		Bldg. Section or Roof Section	Description/Condition/Age	
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	1975	No Inspection Reports provided by School Jurisdiction. Roof not accessed due to winter conditions. School Maintenance staff indicated that leaks do crop up periodically but that they are repaired as they occur. Last leaking condition was in the area of Rms. 122, 123. Staff indicated that they have no knowledge of any leaks at present. Roofing Projects Revised July 22, 1999 document does not identify any roofing projects for St. Anne.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1975	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	1975	Flat Roofs - would not anticipate any problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		No skylights in school.	
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).	4	1975	Stucco and pre-finished metal. Stucco appears to be relatively new. Minor cracking South West side of school. Staff indicated that school had received complete exterior painting in summer of 1999. This would account for the excellent appearance of finishes.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1975	Generally speaking all seem good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	1975	Exterior pre-cast 'fin' detail provides cold bridge condition throughout school. This has lead to some minor paint deterioration in some areas. Allowance for repainting.	\$1,000
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	All interior roof drains. No evidence of problems.	
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 than minor problem identified in 2.3.3 above.	
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1975	Generally solid core wood doors in metal frames. Appear to be in good condition although recent repainting may mask any deficiencies.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1975	Appear to be in good condition. Maintenance staff did not indicate they were a high maintenance item.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1975	Panic hardware on exterior doors. It was noted that panic hardware on one door had been removed. Staff indicated this had been temporarily removed and was to be re-installed.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Generally good condition. Appear to be the buildings original windows.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Although original windows appear to be in good condition. No missing or broken internal blinds or openers were noted.	
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					\$1,000

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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	1975	Generally O.K. No indications of any problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1975	There appears to be a settlement condition in a number of areas in the school where there is evidence of differential settlement between the slab and block demising wall. Evidence is cracking of slab and floor finish at junction of two systems. Settlement is probably not new and there is no particular indication that this is a continuous process. In the corridor East side of administration area settlement required mud-jacking of slab. Rough finish of slab and replacement of tiles on inadequately prepared substrate is likely cause for bubbling of tile. Allowance for tile repair.	\$2,000
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1975	Combination of materials; Most areas VCT, although some classrooms are carpeted. Strip wood floor in Gym, some monolithic 'acrylic' type floor in washrooms and some high traffic corridor areas. Generally in good condition although some tile damage has occurred in areas affected by slab settlement. Some gaps also beginning to show in strip wood floor in gym. Painted concrete in Mechanical areas.	\$5,000
3.2.2	Wall materials and finishes.	3	1975	Painted Concrete block or Painted GWB/Plaster, Plywood up to 7' high in Gym. School Interior last completely repainted in 1993. Considering the length of time since last repaint school is in relatively good condition, however doors and frames are showing definite signs of extensive chips and marks. Allowance for repainting doors and frames and some wall painting where flaking is occurring due to cold bridge at concrete 'fin'. School needs painting within 5 years	\$25,000
3.2.3	Ceiling materials and finishes.	3	1975	Typically T-Bar with Acoustic Tile throughout. Ceilings appear to have been repainted as an alternative to replacement. There are still some areas in the school where tile damage is evident. Allowance for limited replacement Painted GWB in some storage areas and Gymnasium is exposed steel deck and OWSJ.	\$2,000
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	3	All	Solid Core wood doors in Metal frames typically although selective use of metal doors/frames in some areas. Chipping/marking noted throughout building. Allowance for repainting doors/frames.	\$5,500
3.2.5	Millwork	4	All	Generally O.K. Painted wood with Plastic Laminate or Linoleum inset top. Generally acceptable condition although millwork should be repainted at time of complete interior repaint. Repainting costs have been included in 3.2.2.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Generally O.K. No specifically identifiable problems.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Equipment seems adequate.	
3.2.8	Washroom materials and finishes.	3	All	Monolithic acrylic floor, GWB Ceilings, Plastic laminat Vanities. All generally acceptable condition. Toilet partitions good condition. Delaminating countertop in girls Rm. #123. Waste receptacle in poor condition in Boy's Rm. #122. Repair counter and replace waste receptacle.	\$2,500
Other					
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet</i>		Bldg. Section	Description/Condition	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
	<i>applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>	F.I.		
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Masonry all Sections - Non Combustible, Non Sprinklered.
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Block construction favorable from fire separation point of view. 11/2 hour doors noted in at Mech. Room. Pressed steel frames w/GWG to corridor at office area.
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	1-1/2 hour doors noted at some corridor locations. 11/2 hour door at Boiler Rm. Not possible to determine ratings of materials in general.
3.3.4	Exiting distances and access to exits.	4	All	No obvious problem areas.
3.3.5	Barrier-free access.	3	All	Stairs at every entrance with the exception of entrance by Rm. #101. Ramp to portables may be too steep and does not have handrails. Exits from portables have stairs. No Barrier Free Washrooms.
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		None provided by Edmonton Catholic Schools.
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A		None identified
Other		F.I.		Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses St. Anne as "totally adequate for the intended use" 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			\$52,000

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 at southside of school rest of site is surface drainage. Field on northside of school near portables has poor surface drainage. Swampy during heavy rainfall and spring runoff periods. See section 1	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	All	Non-freeze hose bibbs located on building exterior. Replaced recently.	
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.	5	All	Fire hydrant located immediately outside front entrance. No siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	Fire hose cabinet system located throughout building.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	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		Closet used as paint storage room without proper fire suppression or ventilation. Proper ventilated storage cabinet is required.	
Other		1969			\$1,000

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	1975	100mm municipal water service located in mechanical room 118. 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).	5	1975	Proper backflow prevention located on firewater branch line. Valving in good condition.	
4.3.4	Piping and fittings.	4	1975	Standard copper piping and fittings. No problems noted.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	Majority of fixtures are original and in good condition. Lavatories were originally equipped with metering faucets which are gradually being replace with standard trim. Water closets and urinals are equipped with flush valves. Some urinals are served by overhead metering tanks which have a solenoid valve interlocked with light circuit.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	All	1969 portable area equipped with a gas fired water heater which was replaced in 1991, good condition. 1975 area served by a 75 usgal, 120mbh input gas fired water heater and 100 usgal storage tank. Water heater has reached the end of its average life expectancy and should be replaced soon. No problems reported with pressure or volume. D.H.W. recirc. pump has been replaced recently.	\$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. Sump and pump located in 1969 portable area. No problems noted.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).	3	All	Entire school is heated and ventilated by 16 gas fired forced air furnaces. No problems noted with capacity and reliability currently. Furnaces have exceeded average life expectancy and heat exchangers are beginning to fail. No backup capacity present. Replace furnaces in near future with new forced air heating system.	\$95,000
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.	\$0

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 good condition. Ductwork has never been cleaned and disinfected, significant buildup noted.	\$7,500
4.4.9	Heating piping, valve and/or duct insulation.	4	ALL	Duct insulation in good condition.	
4.4.10	Heat exchangers.	3	ALL	Heat exchangers have never been tested, one has been replaced, remaining have exceeded life expectancy.	Costs included in 4.4.1.
4.4.11	Heating mixing boxes, dampers and linkages.	3	ALL	Components are original and have exceeded life expectancy. Replacement required with unit replacement.	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 adequate but lack of individual room control causes over/under heating in many areas. Zone heating coils recommended to improve performance.	
4.4.13	Zone/unit heaters and controls.	N/A			
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	ALL	No additional air handling units present. 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 good air distribution. No ventilation in main electrical room.	\$3,000
4.5.4	Exhaust systems capacity and condition.	3	ALL	Washroom exhaust systems are marginal. Odours present. Replace/upgrade exhaust fans.	\$12,000
4.5.5	Separation of out flow from air intakes.	4	ALL	No problems noted.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	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		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	2	ALL	No cooling equipment present. Frequent complaints of very high space temperatures during the summer and spring periods. DX cooling should be added when furnaces upgraded.	\$48,000
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		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		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				\$170,500

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 120/208V Main Breaker Recently replaced last year. Original breaker was replaced after the lever broke. Main Distribution has lots of remaining capacity. Hydro meter demand reading of approx. 400A. Main distribution fed from exterior pad mount transformer.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	Exterior lighting is adequate for safety purposes. Lighting consists of both Incandescent and HPS lighting.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Vehicle plug-ins meet requirements for the number of staff. 12 total duplex receptacles	
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	Existing 4002 Simplex Fire Alarm Panel 16 zones total with 4 spares available. System tested regularly. Smoke and heat detectors found throughout the building.	
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).	3	All	All exit lighting throughout main school are in adequate locations and meet code requirements. The vestibule between the portables and main school building requires visible exit signage. Two exit signs required over doorways.	\$1,500
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 be added	\$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 and meets code requirements, Wiring consists of mainly conduit, some bx is used in school. All classrooms have limited receptacles and more are required.	\$9,000
5.3.5	Motor controls.	4	All	All motor controls are easily accessible and are all marked appropriately.	
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. All lighting appears to be original with no upgrades. Lighting levels within the classrooms, gymnasium, library and computer classroom meet IES standards for schools.	See 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	N/A		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. Exit signs should be upgraded to LED type.	\$100,000
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 3 incoming lines, 1 outgoing only line and 1 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 Dukane 2200 complete with tuner and tape deck. System works as intended with no uses complaint.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	School has all new category 5 cabling installed. See installation for details.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3	All	All new cabling requires to be fastened to wall or installed in conduit. Existing cable is hanging from the t-bar and could be pulled or tripped on causing more extensive costs. The computer room has poles for cabling which is adequate.	\$1,500
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 main electrical room. Room requires exhaust fan. (see Mechanical section 4). Telecommunications board has room for growth and is easily accessible.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	3 new hubs can be found in the school, 2 in the main computer classroom and one serving the remainder of the school. All computer are on dedicated circuits.	
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).	4	All	The school currently has 4 cameras located within the hallways of the school. All the cameras are fed back to the main office. The cameras are monitored with a single screen showing all cameras as well as a video recorder.	
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		N/A			
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				\$117,000

School Facility Evaluation Project
Part II - Physical Condition

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.		Portable Ages - 1965, 1969	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	F.I.	From discussions with custodian there seems to be a history of problems with the portables. Floor structure completely rebuilt Portable No. 138 4 yrs. ago. Damp odor present still. Portables reaching end of serviceable life.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No roofing inspection reports provided by School jurisdiction. Roof not accessed due to winter conditions.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Painted/stained wood. Generally good.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Pre-finished metal and/or wood windows. Generally acceptable condition.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Painted Wood deck ceiling or T- bar, or 1' x 1' adhered ceiling tile. Walls are ptd. Boarding, or battened GWB panels. Floors are either VCT, carpet, or sheet goods. Acceptable but tired looking finishes as one would expect for portable. Allowance for replacement.	\$10,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Limited fixed millwork. Ptd. Wd. Or Ptd. Wd. With plastic nosing. Generally good.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Generally Good.	
6.1.8	Heating system.	3	Furnaces were installed in 1969 and have exceeded average life expectancy.	\$8,000
6.1.9	Ventilation system.	3	Furnaces provide little or no outside air. No additional ventilation present.	Costs included in 6.1.8.
6.1.10	Electrical, communication and data network systems.	4	Electrical panels located within the portables are at 80% full capacity. The lighting levels meet IES standards. Lighting consists of surface mount wrap around fixtures. Fixtures are all magnetic ballasts type complete with 40W fluorescent tubes. Portables have category 5 cabling which is connected to the main hub located in the school.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	F.I.	It seems probable that as the portables are 30 - 35 yrs. Old they are approaching end of serviceable life. Odor may be an indicator of structural problem. Inconsistent temp. control a constant complaint.	
6.1.12	Barrier-free access.	F.I.	Steps at classroom exits. F.I. Required to confirm acceptability.	
	Overall Portable Bldgs Condition & Estim Costs			\$18,000

School Facility Evaluation Project
Part III - Space Adequacy

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	7		520.9	5	80	400	120.9	
7.2	Science Rooms/Labs	1		92	2	95	190	-98	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Dra	1		93.8	1	130	310	-216.2	
					2	90			
7.4	Gymnasium (incl. gym storage)	1		473.8			473	0.8	
7.5	Library/Resource Areas	2		184.9	1	180	180	4.9	
7.6	Administration/Staff, Physical Education, Storage Areas	19		349.1			371	-21.9	
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)	12		761.4			719	42.4	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			2475.9			2643	-167.1	

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 St. Anne a 4 or totally 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
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 </p> <p>Data Sheets</p> <p>St. Anne School 88/02/16</p> <p>Mini-Plans</p> <p>St. Anne School 1974 – Last Rev. Oct.1998</p>