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School Facility Evaluation Project
Part IV - Additional Notes and Comments

Upgrading/ Modernization (identify whether minor or major)	1998 1996					Minor-Upgrade library and computer room to a learning resource centre and relocate E.C.S. to science classroom. \$79,500.00 Minor-Provide wooden acoustic panels between stage and gym. \$3,200.00
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)		1 x 2	83.5 83.5	Free Standing (#244) Free Standing (#247)	Forced air furnaces.	
List of Reports/ Supplementary Information						

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally adequate. Some concrete work and landscaping required. Parking lot asphalt reported disintegrating (snow cover precluded investigation).	\$75,500
2	Building Exterior	Generally good condition.	\$20,000
3	Building Interior	Generally good condition. Ceilings require attention. Flooring at control joints being affected by settlement.	\$115,000
4	Mechanical Systems	Control system upgrade, duct cleaning, improved ventilation and exhaust systems	\$197,200
5	Electrical Systems	Overall the electrical system is in good working order with no major concerns. A recommendation to look at upgrading the interior fixtures to energy efficient ballasts and 32W fluorescent tubes. Additional receptacles should be installed in classrooms for future electronic usage.	\$110,000
6	Portable Buildings	Two (2) units with link - interior stairs & ramp. Generally good condition. Furnaces reaching end of serviceable life expectancy.	\$36,000
7	Space Adequacy:		
	7.1 Classrooms	Deficiency 312.1 S.M.	
	7.2 Science Rooms/Labs	Deficient 95 S.M.	
	7.3 Ancillary Areas	Deficient 27.7 S.M.	
	7.4 Gymnasium	Deficient 232.3 S.M.	
	7.5 Library/Resource Areas	Deficient 47.1 S.M.	
	7.6 Administration/Staff Areas	Deficient 163.3 S.M.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 315 S.M.	
	Overall School Conditions & Estim. Costs	School in need of Arch., Mech., and Elec., work Overall Area Deficiency of 385.7 S.M.	\$553,700

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Expansion potential to West	
1.1.2	Outdoor athletic areas.	4	Snow cover prohibits meaningful inspection. Staff comments indicates conditions are acceptable.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Snow cover prohibits meaningful inspection. Staff comments indicates conditions are acceptable.	
1.1.4	Site landscaping.	3	Snow cover prohibits meaningful inspection. Staff comments indicates conditions are acceptable with exception of parking lot.	See 1.3.3.
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Generally O.K., minor maintenance items, post painting, straightening.	\$2,500
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Minor settlement of perimeter sidewalk concrete slabs in a number of cases leads to back slope to school. Staff indicates no major drainage problems or water collection areas. Replacement of sidewalk in these areas is recommended.	\$10,000
1.1.7	Evidence of sub-soil problems.	4	None evident other than settlement noted in 1.1.6 above.	
1.1.8	Safety and security concerns due to site conditions.	4	No obvious safety or security concerns and none identified by staff.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
	1.2 Access/Drop-Off Areas/Roadways/Bus Lanes			\$30,000
	1.2.1 Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Access points seem adequate in size and location and no glaring security or safety problems.	
	1.2.2 Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt finish to parking lot, staff indicate as a major complaint (disintegrating asphalt, pot-hole). 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 - curb signage identifies drop-off area. No concerns with present arrangement were identified by staff.	\$30,000
	1.2.4 Fire vehicle access.	4	Appears acceptable by City of Edmonton streets. Fire vehicle access to entire perimeter via grassed playgrounds. Parking area has no turn around for fire vehicles.	
	1.2.5 Signage.	4	Condition of existing signage is O.K.	
	Other			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			\$53,000
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Designated parking for 14 vehicles. Staff indicated there is additional capacity. One (1) stall included as H.C. use only.	
1.3.2	Layout and safety of parking lots.	4	Layout of parking lot is generally acceptable.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt finish to parking lot, (disintegrating asphalt, pot-holes - replacement warranted). Snow Cover makes condition assessment difficult.	\$50,000
1.3.4	Layout and safety of sidewalks.	3	Generally O.K. All concrete walks showing cracking, settlement and minor deterioration. Asphalt walk/play area at rear of Gymnasium. Sidewalk precast blocks (2' x 2-1/2') used at access to portables.	See 1.1.6
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Major cracking in slab at main entrance. A sidewalk runs almost continually around school perimeter. Settlement has resulted in gaps to school and back slope to school. Replace area at Main Entrance.	See 1.3.4
1.3.6	Curb cuts and ramps for barrier free access.	3	No curb cuts, Barrier free access from street via adjacent parking lot driveway, school in general terms is accessible. Dropped curb at sidewalk warranted.	
Other				\$3,000
	Overall Site Conditions & Estimated Costs			\$75,500

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$20,000
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1972 1995 1995 1995	All sections seem good. Assumed reinforced concrete floor on grade. Gymnasium access not consistent with barrier free access as ramp and stair landings do not provide adequate entrance capabilities (floating floor installed in gymnasium at higher level than surrounding floor planes). Minor reconstruction at Gymnasium hallway entrances to align cushion floor and hallway flooring is recommended.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1972 1995 1995 1995	Generally O.K. - masonry walls, steel roof, acrylic stucco exterior finish.	\$20,000
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Roof not accessed but 'perimeter at grade' and limited interior inspection did not provide any indication of problem areas.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	\$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).	4	All	No Inspection Reports provided by School Jurisdiction. Roof not accessed due to winter conditions. Edmonton Catholic Schools "Roofing Projects" Revised July 22,1999 identifies no reroofing projects at St. Augustine.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Roof not accessed but 'perimeter at grade' and limited interior inspection did not provide any indication of problem areas.	
2.2.3	Control of ice and snow falling from roof.	4	All	Flat Roofs - would not anticipate any problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).			None	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	\$0
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	All	Acrylic stucco and prefinished metal siding - generally in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Generally speaking all appear in good condition. On-site at grade visual inspection did not indicate any significant deterioration or obvious problems.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	Generally O.K. - No indication of any particular problem. Exterior walls did not indicate any exfiltration problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	All interior roof drains. Refer to Section 4.3.7	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Generally good - No indications of any problems. Surface damage did not appear to be caused by any failure of the building systems.	
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	\$0
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	No specific problems identified. Insulated metal doors and pressed steel frames	

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No specific problems identified. Door hardware was complete and did not indicate any failure of functions required.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Panic hardware on exterior doors.	
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. Clear anodized aluminium with clear glazing. No obvious signs of sealed unit failure. Severe winter weather may show areas of potential problems	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Generally good condition. - No specific indication of any problems. Hardware did not show any areas of failure and appeared to function adequately. Staff did not register any concerns.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	Generally good condition. - No specific indication of any problems. Exterior walls did not show any areas of failure. See 2.3.3.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$20,000

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	All	Generally O.K. No indication of any problems. Walls are of concrete block or drywall construction (painted).	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	All	Generally O.K. Settlement is visible at several locations continuously through the width of the building, possibly caused by settlement between individual concrete pour areas. Floor finish is commencing to deteriorate either side of these locations. Last building addition included barrier free access ramp to Gymnasium (inadequate lower landing) and 'raised' Gymnasium floating floor system causing steep transition slopes through width of door jambs. Repairs to expansion joint / floor settlement areas is recommended.	See 2.1.1
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	\$90,000
3.2.1	Floor materials and finishes.	3	All	Generally VCT throughout. All sections in good condition. Specific problems at floor 'control' joints as noted 3.1.2 above. Carpet showing wear patterns, Toilets have trowelled epoxy or ceramic tile finish. Floor finish to be replaced at repaired areas, carpet replacement to hazardous areas.	\$5,000
3.2.2	Wall materials and finishes.	4	All	Generally good condition. All sections painted block or painted Gypsum Wall board in good condition. Some classroom party walls terminate at ceiling line (no sound protection) Consideration of extending and sound control for demising walls is recommended.	\$10,000
3.2.3	Ceiling materials and finishes.	3	All	Ceiling tiles are worn, chipped, and soiled occasionally with water damage - generally showing start of deterioration. A significant number of tiles have been decorated with student 'paintings'. Replacement of ceiling tiles to selected areas (with the retention of 'student art work') is recommended.	\$55,000
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4	All	Generally O.K. Interior doors are solid core wood with pressed steel frames	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	2	All	Generally O.K. - Painted wood with Plastic Laminate or Painted Countertops. 'Art' room counter tops badly deteriorated and one counter had been finished with early generation sheet vinyl (generally associated with composition asbestos backing). Suspect material should be appropriately disposed of and counter replacement undertaken.	\$20,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Generally O.K. Classrooms and offices are equiped with school board recommended wall fixtures.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Equipment seems adequate. Standard schoolboard supplemental equipment is evident for the specific area needs (library shelving, computers, audio-visual, etc.).	
3.2.8	Washroom materials and finishes.	4	All	Epoxy coating and ceramic tile Floors, GWB Ceilings, P.Lam. Vanities. All seem good condition. Toilet partitions good condition. One set of washrooms is barrier free.	
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		Bldg. Section	Description/Condition	\$25,000
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).	3	All	Evidence of Fire Separations or Smoke Barriers throughout building. 1-1/2 hour doors noted in some areas, Mechanical room north wall has been rendered less than efficient due to 'break out' caused by original installation of electrical panel. Reconstruction of wall or reconfiguration of electrical panel is required.	\$10,000
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	11/2 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 significant problems. Interior stairs at link to portables do not have handrails.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.5	Barrier-free access.	3	All	Generally School seems accessible. Moveable ramp to portables is steep and does not have handrails. Exits from portables have stairs. Reconstruction of ramp area with handrails to suit code is necessary.	\$10,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3		None provided by Edmonton Catholic Schools. None identified in search at Edmonton Catholic Schools library. Complete hazardous material audit is recommended.	\$5,000
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 as St. Augustine a adequate rating 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				\$115,000

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	Sanitary drainage from the building is discharged into the municipal sanitary sewer system. Site storm water is via roof drains into the sites storm sewer system. A catch basin is located in the parking lot on the south eastern face of the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	Site	Hose bibs located around the building. No problems noted.	
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.	4	All	Municipal fire hydrant located within acceptable distance from the building.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Fire hose reel cabinets are located throughout the school with good access	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	All	Municipal water supply is located in the mechanical room. Pressure, quality and volume of system appears adequate	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	No problems noted.	
4.3.4	Piping and fittings.	4	All	Supply piping and valves are in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Plumbing fixtures are aged but in good working order. Flush valve back supports poor in most washrooms. Provide flush valve supports.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All	DWH. State model PR650 NORIC Gas 50 usg capacity. Heater and circulating pump are good working condition recently replaced August '99.	\$5,000
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	No problems noted.	
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	The building is heated by two Lennox gas fired warm air furnaces. Each furnace has multizone/duct systems to individual areas, controlled by electric motorized dampers. The systems have outside air facilities and a by-pass ventilation system. By-pass air is directed into the mech. room with no apparent relief to the outside causing pressurization in the mech. room. The gymnasium has two separate gas fired warm air units ducted under the floor units are located in the mech. room. The system is marginal. Replacement of units will be required soon.	\$80,000
4.4.2	Heating controls (including use of current energy management technology).	3	All	Heating controls are original electric type and are at the end of their serviceable life. Replace with unit replacement.	Costs included in 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	2	All	There appears to be no dedicated combustion air for the furnaces.	\$1,000
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.	4	All	Dry media filters are maintained on a regular basis.	
4.4.7	Heating humidification systems and components.	3	All	Wet drum type humidifiers supply moist air to each furnace directly into the duct system. Humidifiers are operated manually. Systems are nearing the end of serviceable life. Replace with unit replacement.	\$10,000

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).	4	All	Heating distribution ductwork is in good condition and no deficiencies noted.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Insulation is in good condition. No problems noted.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	3	All	Dampers and linkages are nearing the end of serviceable life and should be replace during unit replacement.	Cost included in 4.4.1
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All	Air distribution problems are consistent with this type of system. Re-design distribution during unit replacement.	Cost included in 4.4.1
4.4.13	Zone/unit heaters and controls.	4	All	Heaters and controls 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.	N/A	All	Heating to the building is by two ducted gas fired warm air furnaces. See 4.4.1	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	All	Data not available on o/a cfm. Systems were designed to standards applicable at the time of construction which are significantly less than current standards. Systems do not have the capacity to meet current standards. Address at time of unit replacement.	Cost included in 4.4.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	All	Warm air is distributed throughout the building via galvanized ductwork and ceiling diffusers or grilles. Ductwork requires cleaning.	\$10,000
4.5.4	Exhaust systems capacity and condition.	3	All	Washroom exhaust systems are in poor condition, fans are marginal. Replace fans.	\$10,000
4.5.5	Separation of out flow from air intakes.	2	All	Adequate separation was noted between exhaust and intake air systems. However the intake is located adjacent to the parking lot and draws in vehicle exhaust fumes to the building. Relocate intake louvers.	\$10,000
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A	All		
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		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	All	Building controls are electric systems and have reached the end of serviceable life. Replace with new EMCS system to maximize energy management and controlability.	\$71,200
	Overall Mech Systems Condition & Estim. Costs				\$197,200

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		400A main distribution 120/208v 3phase. Main distribution CDP at 80% capacity. Main distribution fed from padmount transformer. Note existing distribution is not placed properly in room, distribution breaks fire wall in room. See Architectural.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Exterior lighting is adequate for safety purposes. Lighting consists of both Incandescent lights and HPS lighting.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Vehicle plug-ins meet requirements for the number of staff. Total of 7 duplex receptacles, all in good condition.	
Other					
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	Simplex 4002 system, non addressable. 6 Zones are in use. The system was recently tested.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Existing emergency lights are powered by the generator.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	All exit lighting throughout main school are in adequate locations. Exits are connected to generator power. Exit lights are incandescent.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	Recommend surge protection	\$5,000
5.3.2	Panels and wireways capacity and condition.	4	All	All panels are in good condition. All panels are at approximately 85- 90% capacity	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	All	School is equipped with a Onan gas powered 11 Kw generator. The generator feeds a local essential panel which is connected to the emergency lighting including the exit signs. The generator is serviced and checked semi annually.	
5.3.4	General wiring devices and methods.	3	All	All wiring is in good condition. Wiring consists of mainly conduit All classrooms have limited receptacles and more are required. Some extension cords in use.	\$10,000
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).	4	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, hallways and computer classroom meet IES standards for schools.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		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 should be replaced with new energy efficient ballast and 32W fluorescent tubes. All exit lights should be upgraded to LED type	
Other					\$95,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Existing telephone system is adequate for user. Telephone system currently has 5 incoming lines including the 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 Bogen 35A complete with tuner and tape deck. System works with no problems reported by user.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	School has all new category 5 cabling installed.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	All new cabling in surface plastic mold or installed in conduit c/w double and quad wall jacks. Pac poles are also used in some locations.	
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 janitor room. Telecommunications board has room for growth and is easily accessible. Board consists of both older style terminal blocks and newer BIX blocks.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	New hub can be found in the school. All computers are on dedicated circuits.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4	All	School is equipped with a security system consisting of motion sensors.	
5.6.3	Master clock system (if applicable).	N/A			
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other		N/A			
	Overall Elect. Systems Condition & Estim Costs				\$110,000

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No problems evident. Foundations were concealed behind perimeter skirting; staff advised that maintenance by CSB had not identified problems.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	No problems evident at present; some ceiling tiles stained, on-going maintenance required.	\$10,000
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Generally O.K. Some minor deterioration, chipped paint. Etc.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Generally good.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	VCT and carpet floors, Acoustic tile ceilings, some decorated (replacement recommended) , painted walls - Generally good condition.	\$6,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Painted Wood Or Painted Wood 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	Gas fired forced air furnace/s supply heat and ventilation air to the portable building. Systems are nearing the end of serviceable life and require replacement in the near future.	\$20,000
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	4	Electrical panel located within the portables are at 80% full capacity. The lighting levels (450-550) meet IES standards. Lighting consists of surface mount wrap around fixtures. Fixtures are all magnetic ballasts type complete with 40W fluorescent tubes. All fire and safety devices are code compliant with no deficiencies. Portables are equipped with category 5 cabling.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	None identified	
6.1.12	Barrier-free access.	F.I.	Temporary ramp at link/corridor. Further investigation is required to confirm acceptability.	
	Overall Portable Bldgs Condition & Estim Costs			\$36,000

School Facility Evaluation Project
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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	9		665.7	10	80	800	-312.1	
7.2	Science Rooms/Labs	0		0	1	95	95	-95	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		282.3	1	130	310	-27.7	
					2	90			
7.4	Gymnasium (incl. gym storage)	1		240.7			473	-232.3	
7.5	Library/Resource Areas	1		112.9	1	160	160	-47.1	
7.6	Administration/Staff, Physical Education, Storage Areas	13		217.7		247 70 64	381	-163.3	
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)	9		1121		460 221 84 42	807	315	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			2640.3			3025	-385.7	

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments
Building Code	Edmonton Catholic Schools provided a document entitled "Educational Facilities Master Plan 2007" dated March 1998 to the study team. This documented a physical evaluation of the schools similar to this study. The Educational Facilities Master Plan gives St. Augustine a 4 or adequate rating with reference to Building Code issues. No specifics are given for the reasons for this rating. The study team for the 1999 evaluation did not evaluate the school in terms of 1997 Alberta Building Code, rather made some generalized comments about safety issues within the school. It is possible that the scope of work suggested by this evaluation or other modernizations contemplated by the School Jurisdiction may be considered by a plans examiner with the responsible authority to be a substantial alteration to the building and therefore 1997 Alberta Building Code Compliance may be deemed a requirement. The scope of work or costs for 1997 Alberta Building Code Compliance has not been identified. Further Investigation may be required
Building Code Cont'd	
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. Augustine January 1980</p> <p>Mini-Plans</p> <p>St. Augustine January 1971 Rev. Oct.. 1998.</p>