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School Facility Evaluation Project  
Part IV - Additional Notes and Comments

Upgrading/ Modernization (identify whether minor or major)	1993		No Details Provided on Major and Minor Modernizations listed.			Major modernization. Minor modernization renovate building to accommodate addition and portables. Minor modernization gym storage, drinking fountain, shelving in library and music room. Minor modernization upgrade power supply work stations for computers in lab. Minor modernization supply and install security safe.
	1993					
	1994					
	1998					
	1999					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1980	83.5	Portable - Frame Flat Roof		Natural gas fired forced air heating system, municipal services.	
	1981	83.50	Portable - Frame Flat Roof			
	1982	83.50	Portable - Frame Flat Roof			
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. Some concrete work and drainage improvements required.	\$15,000
2	Building Exterior	Generally good condition. Recent upgrades have improved the school.	\$6,000
3	Building Interior	Generally good condition. Painting, Millwork and Barrier Free issues require attention. Hazardous materials audit required.	\$20,000
4	Mechanical Systems	Furnaces to be replaced, Water service marginal, fire line backflow preventor required. Ductwork distribution to be upgraded, upgrade washroom exhaust.	\$130,500
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.	\$92,200
6	Portable Buildings	Interior finishes and furnaces require work. Interior finishes require some work.	\$13,000
7	Space Adequacy:		
	7.1 Classrooms	Deficient 126.8 S.M.	
	7.2 Science Rooms/Labs	Deficient 95 S.M.	
	7.3 Ancillary Areas	Deficient 184.5 S.M.	
	7.4 Gymnasium	Deficient 44.6 S.M.	
	7.5 Library/Resource Areas	Deficient 88.1 S.M.	
	7.6 Administration/Staff Areas	Deficient 142.4 S.M.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient 102.5 S.M.	
	Overall School Conditions & Estim. Costs	School in need of Arch., Mech., and Elec., work Overall Area surplus of 783.9 S.M.	\$276,700

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
	1.1.1 Overall site size.	4	Appear to be adequate. Expansion potential to north and south.	
	1.1.2 Outdoor athletic areas.	4	Snow cover prohibits meaningful inspection. No signs of problems.	
	1.1.3 Outdoor playground areas, including condition of equipment and base.	4	Playground equipment seems relatively new.	
	1.1.4 Site landscaping.	4	Large mature trees west side - minimal elsewhere. Winter conditions make assessment difficult.	
	1.1.5 Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link, some rusting, some new bike stands. Generally O.K.	
	1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	North side gym - RWL drains to sidewalk, west side also. RWL condition consistent around building should be channelled away at main entrances.	\$2,500
	1.1.7 Evidence of sub-soil problems.	4	None evident.	
	1.1.8 Safety and security concerns due to site conditions.	4	None evident.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
	<b>1.2 Access/Drop-Off Areas/Roadways/Bus Lanes</b>			
	1.2.1 Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Four pedestrian, one vehicular. Arrangement seems adequate.	
	1.2.2 Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No roads other than parking.	
	1.2.3 Bus lanes/drop-off areas (note whether on-site or off-site).	4	On 40th street. Arrangement seems adequate.	
	1.2.4 Fire vehicle access.	4	Access to back of school from parking area. Adequate access off city of Edmonton streets.	
	1.2.5 Signage.	3	School sign seems inadequate and poor condition. Perhaps signage could incorporate community messaging.	
	Other			\$5,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	9 reserved, 10 non-reserved, all plugs	
1.3.2	Layout and safety of parking lots.	4	O.K.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Winter conditions make assessment difficult	
1.3.4	Layout and safety of sidewalks.	4	Asphalt/concrete winter conditions make assessment of condition difficult.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Combination of asphalt and concrete. Poor sidewalk south side of gym. Allowance for replacement of some sections.	\$2,500
1.3.6	Curb cuts and ramps for barrier free access.	3	No curb cuts noted. Allowance for provision of dropped curb at one location.	\$5,000
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			<b>\$15,000</b>

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All	No evidence of problems. 'Feel' of floor in gym quite variable - although flooring itself in good condition.  "Feels" like concrete floor structure.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1956	Evidence of movement of roof beam has caused some deterioration at block wall support condition. Repair with cementitious material.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No problems evident other than wall condition noted in 2.1.2 above.	\$500
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
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. Did not meet with maintenance staff. Roof not accessed, winter conditions.  Roofing Projects document Revised July 22, 1999 identifies the following roofing projects associated with St. Bernadette.  1956 Section 1378 S.M. in 1989 1956 Gym Roof 615 S.M. in 1997	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	All	Rusting evident on some vent elements. Remove rust and refinish.	
2.2.3	Control of ice and snow falling from roof.	4	All	Flat roofs - no evidence of problems.	\$1,000
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All	None present.	
Other					



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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	F.I.	1956	Gym - brick/prefinished metal, prefinished metal fascia or glass block. Soffit - some kind of panel could be asbestos, some wood. Prefinished metal, concrete (painted) brick, wood (painted).	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Prefinished metal O.K. Generally good.	
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 problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	3	All	Consistent around building RWL dump water directly on to sidewalk. Leads to icy condition at time of inspection. RWL removed north side of school.	See 1.1.6 for costs.
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No problems evident.	
Other					
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1956	Wood doors, metal frames. Staff indicated 6 years since interior exterior repaint. Doors/frame paint show wear of constant use. Allowance for repainting exterior doors.	\$2,000

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1956	Noted some original closers on exterior doors. May be high maintenance item. Allowance for replacement of original closers.	\$2,500
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Panic hardware noted all conditions.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Windows replaced 1988 - good condition. Pre-finished metal,	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Generally good condition. Latches, hardware screens replaced 1988.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No evidence of problems. Brick/Pre-finished metal, some concrete (ptd.)	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$6,000

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	No problems evident. Painted block or plaster.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No problems evident. "Feels" like concrete floor structure.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	4	All	Floor finishes throughout school are generally fresh and pleasant due to new materials installed 6 years ago. 3x3 tile or sheet floor in pattern or VCT. Gym wood floor good condition.	
3.2.2	Wall materials and finishes.	4	All	Block on painted GWB good condition.	
3.2.3	Ceiling materials and finishes.	4	All	Combination of 1'x1' stapled or adhered tile or suspended acoustic in T-bar or GWB. Generally good condition.	
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	3	1956	Conditions of door/frames O.K. but many chipped conditions. Repaint majority of doors and frames excepting office and library.	
					\$5,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	1956	Original 50's metal millwork. Perimeter shelving with lino top is a character element. Could use a refinish/ repaint. Lino top should be retained.	\$5,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Generally O.K. No indications of any problems.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1956	New computer area within library is nicely finished renovation approx. 5 years old.	
3.2.8	Washroom materials and finishes.	4	All	Combination of newly renovated -6 years old and original - sheet floors, painted block, GWB on 3x3 tile. Ceiling generally good condition. Portions original in south washroom area but acceptable condition.	
Other					
3.3	<b>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</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.3.1		4	All	Difficult to assess precisely - probably combination of combustible/ non-combustible. Non-sprinklered. Wood beam heavy timber construction.	
3.3.2		4	All	Doors to portable connection corridor - U/L labelled steel doors GWB - no rating. Glazing library/office GWG pressed steel frame. Possible smoke doors between school and gym area.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Typically walls seem to be block. Classroom doors solid core wood, unlabelled. Storage, janitor - 3 hr. frame, unlabelled doors. Boiler room door appears original - metal door steel frame.	
3.3.4	Exiting distances and access to exits.	F.I.	All	No obvious problems other than reduction of width of second exit from stage by access to storage room. F.I. Required to ascertain whether it complies with codes.	
3.3.5	Barrier-free access.	3	1956	Generally seems accessible. Stage not. Allowance for ramp.	\$5,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	All	None provided - possible that classroom ceiling tiles and exterior soffit could have asbestos content. Complete Hazardous materials audit.	\$5,000
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	None evident.	
Other		F.I.		Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses St. Bernadette as 'totally adequate' 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.	
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				<b>\$20,000</b>

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	Site is surface drainage only. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	N/A			
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 around school property. 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	All	Meter room has small wooden flammable storage cabinet used for maintenance products. Proper ventilated storage cabinet is required.	\$1,000
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	3	1956	50mm municipal water service located in meter room 23. No problems noted with pressure, volume or quality however service has reached end of life expectancy.	\$25,000
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	2	1956	Water service isolation valves were replaced in 1994. No backflow preventor on fire line.	\$5,500
4.3.4	Piping and fittings.	4	1956	Standard copper piping and fittings replaced in 1994. No problems noted.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1956	Fixtures were modernized in 1994. No problems noted.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1956	Entire school is served by a 100 usgal, gas fired water heater. Water heater is in good condition. No problems reported with pressure or volume. D.H.W. recirc pump in good condition.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1956	Sanitary sewer system is municipal, some line breaks have occurred and been repaired. Storm is discharged to surface, 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	1956	Entire school is heated and ventilated by gas fired forced air furnaces. 7 furnaces serve the gym, stage, hallways and office areas. 10 furnaces lems noted with capacity and reliability currently. Original furnaces have exceeded average life expectancy and heat exchangers are beginning to fail. No back-up capacity present. Furnaces should be replaced. Inadequate heat in water meter room, piping has frozen in the past.	\$94,000
4.4.2	Heating controls (including use of current energy management technology).	4	1956	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	1956	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	1956	Furnaces are equipped with low efficiency filters, filtration should be improved with furnace replacement.	Costs included in 4.4.1.
4.4.7	Heating humidification systems and components.	N/A	1956	No humidification systems present, major concern of staff and parents.	



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	1956	Core school area is served by original underground galvanized ductwork and distribution is poor. Floor grilles are in marginal condition. Distribution in classrooms is poor with many outlets obstructed due to location.	Costs included in 4.4.1.
4.4.9	Heating piping, valve and/or duct insulation.	3	1956	Very little insulation present.	Costs included in 4.4.1.
4.4.10	Heat exchangers.	3	1956	Original furnace heat exchangers have exceeded life expectancy.	Costs included in 4.4.1.
4.4.11	Heating mixing boxes, dampers and linkages.	3	1956	Components are original and require 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).	3	1956	Distribution is poor.	Costs included in 4.4.1.
4.4.13	Zone/unit heaters and controls.	4	1956	EMCS controlled.	
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	1956	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	1956	Furnaces do not provide adequate outdoor air to meet current guidelines. No air volumes available.	Costs included in 4.4.1.
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1956	Majority of rooms have poor air distribution. Computer lab overheats all year round.	Costs included in 4.4.1.
4.5.4	Exhaust systems capacity and condition.	3	1956	Washroom exhaust systems are original, poor capacity and in marginal condition. Odours present. Replace fans.	
4.5.5	Separation of out flow from air intakes.	4	1956	No problems noted.	\$5,000
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		N/A			

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).	4		Two classrooms have domestic type air conditioning units installed in exterior wall. Originally designated for daycare.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
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					\$130,500

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 main distribution 120/208v 3phase. Main distribution fed from padmount 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 lights 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. Total of 11 duplex receptacles, all in good condition.	
	Other				
5.2	Life Safety Systems		<b>Bldg. Section</b>	<b>Description/Condition</b>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	Simplex 2001 system, non addressable. 4 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 twin head with remote batteries found throughout the building. All batteries are tested monthly, and replaced or fixed as required. Emergency lighting is found throughout the school.	
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 not connected to battery power. Exit lights are incandescent.	
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	Recommend surge protection 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 consists of mainly conduit 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).	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, library and computer classroom meet IES standards for schools. The gymnasium lighting levels are low and should be upgraded. The fixtures in the gymnasium could be upgraded to 4 lamp fixtures.  Levels: Classrooms 500 - 700	See 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No concerns	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	All lighting should be looked at for energy consumption savings. The lighting fixtures could be replaced with new energy efficient ballast and 32W fluorescent tubes. In most cases it would only take between 1-3 years for payback if the measures were taken. All exit lights should be upgraded to LED type.	\$78,200
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, 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 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 wall jacks.	
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 custodian room. 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	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					
	Overall Elect. Systems Condition & Estim Costs				\$92,200

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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>		Portables 1980, 1981, 1982- condition similar for all.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No indications of problems.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No indications of problems.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Stained painted wood siding generally good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Chipping paint on doors. Windows date from 1972 to 1994 - good condition. Allowance for some repainting.	\$2,500
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	VCT floor, battened painted walls, t-bar suspended acoustic ceiling - generally good. Allowance for some repainting.	\$2,500
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Wall shelves needing repaint. Stained wood plastic face strip generally O.K.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Generally O.K.	
6.1.8	Heating system.	3	Gas fired forced air furnaces 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	Furnaces provide little or no outside air. No additional ventilation present.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No particular problems evident.	
6.1.12	Barrier-free access.	F.I.	Portables accessible by ramp. Exits from classrooms themselves have stairs - F.I. Required to confirm code compliance.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$13,000</b>

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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		673.2	9	80	720	-126.8	
7.2	Science Rooms/Labs	0		0	1	95	95	-95	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		125.5	1	130	310	-184.5	
					2	90			
7.4	Gymnasium (incl. gym storage)	1		428.4			473	-44.6	
7.5	Library/Resource Areas	1		71.9	1	160	160	-88.1	
7.6	Administration/Staff, Physical Education, Storage Areas	10		238.6			381	-142.4	
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)	5		703.5			906	-102.5	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	<b>Overall Space Adequacy Assessment</b>			2241.1			3025	-783.9	

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Evaluation Component/ Sub-Component	Additional Notes and Comments
<b>Building Code</b>	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. Bernadette 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 Alberta Building Code Compliance has not been identified. Further Investigation may be required.
<b>List of Reports/ Supplementary Information</b>	<p> Educational Facilities Master Plan 2007  Edmonton Catholic Schools March 1998  Inventory of Core School Buildings – Edmonton Catholic School District Summary From Alberta Education School Buildings Service Areas in m2  Roofing Projects Revised July 22, 1999  1997 B.Q.R.P.  1998 B.Q.R.P.  1996 B.Q.R.P.  1995 B.Q.R.P.  1993 B.Q.R.P.  Heating, Ventilation and Air Conditioning Systems  Portable Classroom Locations – Edmonton Catholic Schools  Edmonton Catholic Schools Fire Alarm Systems  Consultants for School Facilities  Edmonton Catholic Schools – Legal Description December 01, 1998  Inventory of School Buildings – Edmonton Catholic Schools November 05, 1999  Edmonton Catholic Schools – Gymnasium Inventory  Edmonton Catholic Schools – 1999/2000  Summary of Minor Modernization Projects From 1990 through to 1999  Major Modernizations and Additions  Summary of Alternately Funded Renovation Projects  Standard Assessment and Utilization Report 0018 Edmonton RCS REG DIV #40    Data Sheets    St. Bernadette      February 1980    Mini-Plans    St. Bernadette      Mar. 1965 – Last Rev. Nov.1971 </p>