

	School Name:	St.Bonaventure			School Code:	54	
	Location:	3004 - 139 avenue Edmonton, Alberta T5Y 1R9			Facility Code:	1997	
	Region:	Central			Superintendent:	Dr. Dale W. Ripley	
	Jurisdiction:	Edmonton RCSSD No. 40			Contact Person:	Mr. Garnet McKee	
					Telephone:	(780) 453-4500 (Garnet)	
	Grades:	K-VI			School Capacity:	Total 275	
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		1979		2555.6	Masonry,Flat Roof		
Additions/ Expansions		1981 1982		71.82 60.00	Frame Masonry (from Data Sheets)		
					Evaluator's Name:	Bill Vance	
					& Company	Henderson Inglis Partridge	

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

Upgrading/ Modernization (identify whether minor or major)	1991			No Details provided on Modernizations		Minor modernization subdivide ancillary area into two classrooms. Minor modernization add exterior windows to two classrooms. Minor modernization provide handicapped ramp to portables. Minor modernization upgrade music room acoustics and add new wall panels. Minor modernization supply and install security safe.
	1992					
	1996					
	1998					
	1999					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1979		103	Portable - Frame - Flat Roof		
List of Reports/ Supplementary Information	See Section 8 for complete list.					

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally adequate. Some concrete work required.	\$6,500
2	Building Exterior	Generally good condition window sealant should be stripped and reapplied.	\$4,000
3	Building Interior	Generally good condition. Carpet in computer room requires replacing. Minor attention to finishes. Some accessibility issues.	\$26,500
4	Mechanical Systems	Hot water heaters to be replaced soon. Ventilation to General office and computer lab inadequate, add new rooftop unit for General office and upgrade distribution to computer lab. Replace humidification system.	\$53,200
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.	\$107,500
6	Portable Buildings	Furnaces require replacement. Replace furnaces c/w DX cooling.	\$18,000
7	Space Adequacy:		
	7.1 Classrooms	Surplus 511.65 S.M.	
	7.2 Science Rooms/Labs	Deficient 190 S.M.	
	7.3 Ancillary Areas	Deficient 56.05 S.M.	
	7.4 Gymnasium	Deficient 37.7 S.M.	
	7.5 Library/Resource Areas	Deficient 51.5 S.M.	
	7.6 Administration/Staff Areas	Deficient 238.2 S.M.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient 126.78 S.M.	
	Overall School Conditions & Estim. Costs	School in need of Arch., Mech., and Elec., work Overall Area deficiencies of 111.58 S.M.	\$215,700

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Expansion potential to north at expense of playing fields.	
1.1.2	Outdoor athletic areas.	4	Snow cover prohibited inspection. No obvious problems.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Snow cover prohibited inspection. No obvious problems. Some asphalt play areas.	
1.1.4	Site landscaping.	4	Snow cover prohibited inspection. No obvious problems.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Generally good - railings around electrical transformer are out of plumb due to settlement.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Generally good, no problems observed - none mentioned by staff.	
1.1.7	Evidence of sub-soil problems.	4	Minor back slope sidewalk east side and transformer rails, no other signs of problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No indication of problem areas.	
Other				

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	5 pedestrian, 1 vehicular. No safety concerns.	
	1.2.2 Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on-site roads other than parking.	
	1.2.3 Bus lanes/drop-off areas (note whether on-site or off-site).	4	1 bus only. Drop off on city of Edmonton 30th street. No problems or concerns identified.	
	1.2.4 Fire vehicle access.	4	Chain gives access off parking area. School is close proximity to City of Edmonton streets.	
	1.2.5 Signage.	4	Limited - good condition. No fire lane signage.	
	Other			

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).	3	24 reserved, 4 non-reserved, all with plug-ins. No stalls for disabled identified. Allowance for signage.	
1.3.2	Layout and safety of parking lots.	4	Lay out seems acceptable.	\$1,500
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Combination of asphalt and gravel. Snow cover made assessment of condition difficult.	
1.3.4	Layout and safety of sidewalks.	3	Back slope concrete block sidewalk on school east side. Lip at south west entrance. Lip near north east entrance. Allowance for new concrete sidewalks.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Snow cover made assessment difficult. No problems other than back slope identified in 1.3.4 above.	\$5,000
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cut at intersection of 30th Street and 139th Avenue.	
Other		N/A		
	<b>Overall Site Conditions &amp; Estimated Costs</b>			<b>\$6,500</b>

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

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	1979 1981 1982	No indicators of problems. Concrete construction.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1979 1981 1982	No indications of problems. Masonry construction (concrete block)	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1979 1981 1982	No indications of problems. Steel structure/steel deck visible in gymnasium.	
Other					

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

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	Roof not accessed - winter conditions. No problems identified by staff although regular custodian off day of evaluation.  Roofing Projects Revised July 22, 1999 document indicates the following reroofing associated with St. Bonaventure:  1984 - 1964 Portables 275 S.M. 1997 - Roof Portable No. 46 84 S.M.  No roofing Reports provided by Edmonton R.C.S. Reg. Div. No. 40.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Roof not accessed. No problems observed from at grade perimeter inspection.	
2.2.3	Control of ice and snow falling from roof.	4	All	Flat roofs - no problems anticipated.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All	None in school.	
Other					



School Facility Evaluation Project  
Part IV - Additional Notes and Comments

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).	3	1979 1981 1982	Exterior painted 4 years ago. Peeling paint exterior of gymnasium north side. Could be symptomatic of lack of insulation. Costs for overcoming this not identified. Repaint damaged affected areas.	\$500
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Some paint flaking on fascia. Repainting.	\$500
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 any problems other than problem described in 2.3.1. Masonry construction (brick/block)	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Appears to be internal roof drains. No problems identified.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No problems other than some minor cracking at window head, classroom 102.	
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).	4	All	Generally good. Solid core wood doors painted in steel frames. Some paint chips.	

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Part IV - Additional Notes and Comments

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	Generally good. No problems observed.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Generally good. No problems observed. Panic hardware noted on exterior doors.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Sealant around perimeter of windows at exterior should be stripped and redone. Alluminum windows/ internal blinds/ one opening awning. One unit noted screwed shut. Allowance for sealant work.	\$2,500
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Generally good. 1 damaged internal blind and a couple of damage screens noted. Replace.	\$500
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No indications of problems at doors and windows.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$4,000

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

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).	F.I.	All	Generally good with the exception of interior of Gymnasium walls. Further Investigation required to establish cause/solution to peeling paint.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Generally O.K. No indications of any problems.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	All	VCT, or 4x8 CT or sheet vinyl or carpet. Area rugs used in a number of locations. Replace library /computer room carpet - static problem, coming apart at seams, not fully adhered. Parquet floor gym good condition.	\$5,000
3.2.2	Wall materials and finishes.	3	All	Generally good. Consistent damaged condition washroom walls at waste receptacle. Painted block or GWB, some vinyl faced. Gym walls require F.I. Allowance for minor wall repair/touch-up.	\$2,000
3.2.3	Ceiling materials and finishes.	3	All	T-bar or painted GWB or exposed structure / unpainted steel deck. Suspended acoustic tile generally O.K. but grid/ tiles in some corridor locations requires attention. Allowance for limited replacement.	\$2,000
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	4	All	Generally solid core wood doors (painted) in steel frame (painted). Hardware good condition. Many doors with GWG lite, some chipping door edges.	

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	All	Generally O.K. Counter top in 105 art delaminating/lifting. Repainting needed some areas.	\$5,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Generally good - no problems observed.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Generally good - no problems observed.	
3.2.8	Washroom materials and finishes.	3	All	Generally Ceramic Tile floor 2"x2" or 4"x8". Painted GWB or concrete block walls, T-bar ceiling. P-lam vanity. Consistent signs of wear/ damage on wall by waste receptacle. Damaged grout base boys w.c. Damage wall outside girls w.c. near science 109. Allowance for minor repair.	\$2,500
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	1979 1982 1981	Brick/block - probably combination of combustible / non-combustible - non-sprinklered. Frame	
3.3.2		4	1979 1982 1981	1 1/2 hr. fire doors/frames noted at 3 locations including doors leading to portables. Unlabelled doors/frames probably smoke doors at other locations. 20 min.doors noted some classrooms, custodian and storage.	

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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	1979 1981 1982 20min. door Electrical Rm., 1 1/2 hr. door science storage room, 1 1/2 hr. door mechanical rm.	
3.3.4	Exiting distances and access to exits.	4	No obvious problems.	
3.3.5	Barrier-free access.	3	School generally accessible. Handicapped washroom in former girls locker. Stage not accessible. 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	No audit provided. Conduct hazardous materials audit.	\$5,000
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	Concern expressed about all air quality - lack of fresh air.	See section 4 for costs.
Other		F.I.	Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses St. Bonaventure as 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.	
	Overall Bldg Interior Condition & Estim Costs			\$26,500

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 connected to municipal sewer.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	Non-freeze hose bibbs located on building exterior.	
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	Two fire hydrants located near southwest and southeast corners of school.	
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	Hand held dry chemical and water fire extinguishers located throughout. Adequate coverage and maintained regularly.	
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	1980	100mm municipal water service located in meter room 9. 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).	4	1980	No backflow prevention on water service, isolation valves good.	
4.3.4	Piping and fittings.	4	1980	Standard copper piping and fittings. No problems noted.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1980	Flush valve water closets and urinals, piping surface ran to urinals. Should be corrected during next modernization.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1980	Two 226 mbh, 84 us gal, gas fired water heaters located in mechanical room c/w recirc pump. Components are 20 years old and have reached average life expectancy.	\$3,000
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1980	Sanitary sewer is municipal, no problems noted. Storm system consists of internal roof drains connected to municipal sewer.	
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).	4	1980	Building is served by two gas fired copper tube boilers installed in 1980. Two vertical inline heating pumps circulated heating water to perimeter radiation and force flow entrance heaters. Capacity and reliability is good.	
4.4.2	Heating controls (including use of current energy management technology).	4	1980	Heating plant controlled by EMCS with pneumatics, thermostats controlling perimeter radiation valves. Electric thermostats control entrance force flows.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1980	Combustion air assembly and insulation in good condition. Eskimo trap should be installed.	\$200
4.4.4	Treatment of water used in heating systems.	4	1980	Chemical treatment is regularly maintained through chemical pot feeder assembly.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1980	All boiler safeties are in place and monitored by EMCS controls.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			



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	1980	Perimeter radiation and entrance force flows. Overhead unit heaters in gymnasium.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1980	Insulation in good condition.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1980	No problems noted with perimeter radiation and force flows at entrances.	
4.4.13	Zone/unit heaters and controls.	4	1980	Pneumatic room thermostats, electric entrance thermostats.	
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.	3	1980	Building is served by three indoor constant volume air systems each consisting of a mixed air section, hydronic heating coil, filter section, wetted media humidifier, supply fan and external return fan. Units are in good condition and appear to have adequate capacity with the exception of the General office area and the computer lab. Recommend adding a rooftop HVAC unit for the General office and redistributing original air supply to the other areas.	\$15,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1980	Outside air capacity is inadequate throughout the school. High CO2 levels noted especially in General office and computer lab areas. Modify air handling units to provide additional outside air capability.	\$10,000
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1980	Air distribution is generally acceptable with the exception of the computer lab and general office area which continuously overheat when in use. More air changes required.	\$10,000
4.5.4	Exhaust systems capacity and condition.	4	1980	Washroom rooftop exhaust fans, capacity and condition good. Nearing end of life expectancy.	
4.5.5	Separation of out flow from air intakes.	4	1980	Adequate separation present. No problems noted.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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>				
4.5.7	Ventilation controls (including use of current energy management technology).	4	1980	Air systems controlled by EMCS and pneumatic actuators.	
4.5.8	Air filtration systems and filters.	4	1980	50mm pleated 30% filters. Regularly maintained.	
4.5.9	Humidification system and components.	3	1980	One low pressure steam boiler, 225 mbh inut capacity, c/w condensate tank and pumps. Unit is no longer operable and humidification is a major concern.	\$15,000
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1980	All components are in good condition. Air is distributed by galvanized ductwork, ceiling grilles and diffusers.	
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.	4	1980	Building is served by a EMCS and pneumatic system. All components in good condition.	\$0
Overall Mech Systems Condition & Estim. Costs					\$53,200

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	All	800A main distribution 120/208v 3phase. Meter peak demand at 300A. 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 pot 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 15 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	Edwards 6500 system, non addressable. 8 Zones are in use with 12 spare available. The system was recently tested.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4	All	Existing fluorescent fixture emergency lights found throughout the building. Tbar fixtures are fed from the existing 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 and meet code requirements. The exit lights are connected to the essential panel fed from he generator.	
	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	
5.3.2	Panels and wireways capacity and condition.	4	All	All panels are in good condition. All panels are at approximately 85- 90% capacity	\$5,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	All	School is equipped with a 11Kw Kohler natural gas generator. The generator feeds panel EM. The panel is connected to the exit lights as well as some of the fluorescent fixture in hallways through the school.	
5.3.4	General wiring devices and methods.	4	All	All wiring is in good condition and meets code requirements, Wiring consists of mainly conduit All classrooms have limited receptacles and more are required.	
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, 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.	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	\$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, and 1 facsimile line.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Existing public address system is model Rauland MCI 200 complete with tuner and tape deck. System works marginally and is in need of upgrade.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	School has all new category 5 cabling installed.	\$2,500
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. The computer room has pac poles for cabling which is adequate.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Existing telecommunication demarcation point is located within the main electrical 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		N/A			
Overall Elect. Systems Condition & Estim Costs					\$107,500

School Facility Evaluation Project  
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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>		Portable Age - 1979	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No problems evident.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No problems evident. None identified by staff. Regular custodian away ill.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	No problems evident. Painted wood siding/panels.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Age variable. Blinds inadequate and poor condition.	\$1,000
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	VCT, painted GWB, or T-bar suspended acoustic, or stapled adhered tile. Finishes O.K. Repaint edges / perimeter heaters. Some damaged ceiling tiles	\$2,500
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Generally O.K. - repainting.	\$2,500
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	4 individual gas fired forced air furnaces have exceeded average life expectancy and are in marginal condition.	\$12,000
6.1.9	Ventilation system.	3	Furnaces provide little or no outside air. Portables are very hot and stuffy during warmer weather.	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. All fire and safety devices are code compliant with no deficiencies. Emergency lighting on battery pack fed from generator in main school. 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).	4	None noted other than those related to the heating and ventilating.	
6.1.12	Barrier-free access.	F.I.	Steps at classroom exits. F.I. Required to confirm acceptability	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$18,000</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	12		911.65	5	80	400	511.65	
7.2	Science Rooms/Labs				2	95	190	-190	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5		343.95	1	30	400	-56.05	
					3	90			
7.4	Gymnasium (incl. gym storage)	1		435.3			473	-37.7	
7.5	Library/Resource Areas	1		138.5	1	190	190	-51.5	
7.6	Administration/Staff, Physical Education, Storage Areas	15		323.8			485	-238.2	
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)	14		637.22			764	-126.78	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	<b>Overall Space Adequacy Assessment</b>			2790.42			2902	-111.58	

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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. Bonaventure a 3 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.
<b>Additional Comments</b>	Locker areas are currently only used for storage. Principal identified lack of fresh air and inadequate temperature control as primary concerns - particularly in Computer Room where demands on system seem to exceed capacity. Science Rm. #109 seems to be a regular classroom. Music Rm. appears to be a relatively recent modernization.
<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</p> <p>Data Sheets</p> <p>St. Bonaventure      June 17 1980</p> <p>Mini-Plans</p> <p>St. Bonaventure      Feb. 1981 – Last Rev. Oct. 1996</p>