	School Name:	St.Boniface				School Code:	18
	Location:	11810 - 40 avenue Edmonton, Alberta T5J 0R9				Facility Code:	1962
	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 325

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	1967		1880.3	Masonry, Flat Roof	Hydronic heating. Constant volume ventilation. Gas fired domestic water heating, municipal services.	
Additions/ Expansions	1971		681.7	Masonry, Flat Roof		

						Evaluator's Name:	Bill Vance
						& Company	Henderson Inglis Partridge

Upgrading/ Modernization (identify whether minor or major)	1993 1994 1995 1997 1998 1998 1999		No further details provided on modernizations identified.			Minor modernization create storage area in locker room. Minor modernization upgrade gym storage facilities to E.C.S.B. standards. Minor modernization increase efficiency of storage facilities. Minor modernization replace damaged folding curtain along stage opening. Minor modernization add handicapped grab bar to existing washroom stall. Minor modernization upgrade library and computer room to a learning resource centre. Minor modernization code upgrade for travel distance to an Exit.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
List of Reports/ Supplementary Information	See Section 8 for complete list.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Generally adequate. Some concrete work and drainage issues. Traffic study required to investigate solutions to congestion at busy intersection	$42,000
2	**Building Exterior**	Generally good condition. Window units are at end of serviceable life.	$64,000
3	**Building Interior**	Generally good condition. Gymnasium floor requires attention.	$112,000
4	**Mechanical Systems**	Upgrade of control system, ventilation and exhaust systems. Duct cleaning and air distribution modifications.	$279,500
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.	$153,200
6	**Portable Buildings**	N/A	$0
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus 89.1 S.M.	
	7.2 Science Rooms/Labs	Deficient 95 S.M.	
	7.3 Ancillary Areas	Deficient 145.1 S.M.	
	7.4 Gymnasium	Deficient 225.9 S.M.	
	7.5 Library/Resource Areas	Surplus 22 S.M.	
	7.6 Administration/Staff Areas	Deficient 147.6 S.M.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 39.5 S.M.	
	Overall School Conditions & Estim. Costs	School in need of Arch., Mech., and Elec., work Overall Area Deficiency of 463 S.M.	$650,700

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Appears to adequate expansion potential to north and east.	
1.1.2	Outdoor athletic areas.	4	Winter conditions make assessment difficult. No apparent problems.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Winter conditions make assessment difficult. Heavy timber play equipment good condition.	
1.1.4	Site landscaping.	4	Winter conditions make assessment difficult. Treed at south side of school.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Silver painted railings often bent. Railings at main entrance. Stairs need repainting.	$5,000
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Winter conditions make assessment difficult. Principal indicated ponding problem. Study recommended.	$5,000
1.1.7	Evidence of sub-soil problems.	4	No evidence of problems.	
1.1.8	Safety and security concerns due to site conditions.	4	None other than vehicular. See 1.2.1	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	3	Three pedestrian, one vehicular access in parking lot. Bus lay-by is located too close to intersection of 119th St. and 40th Ave. Causes congestion at intersection and parking entrance. Study recommended.	$10,000
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No roads other than parking lot.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	3	Buses on lay-by 40th ave. Problem with congestion intersection of 40th avenue and 119 street.	Costs identified in 1.2.1
1.2.4	Fire vehicle access.	4	O.K. Although no designated access to fields, trucks can gain access to perimeter of school through staff parking area or adjacent community league parking.	
1.2.5	Signage.	4	Limited but good condition. Parent Council fund purchased community information sign 1997.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	19 reserved stalls, one stall for disabled plus four non-reserved. 20 stalls with plugs. Parents use field north side of staff for parking. Additional parking recommended.	$20,000
1.3.2	Layout and safety of parking lots.	3	Access too close to major intersection. Study recommended.	Costs identified in 1.2.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Winter conditions make assessment difficult. Staff indicated lot is gravel (mud). Paving would be desirable.	
1.3.4	Layout and safety of sidewalks.	4	No apparent problems.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Winter conditions make assessment difficult. What can be seen is concrete. Generally O.K. Damaged section S.E. side main entrance. Allowance for repair.	$2,000
1.3.6	Curb cuts and ramps for barrier free access.	4	No curb cuts noted but none required if accessed from staff parking area. Wooden ramps have been constructed main entrance and north end of 1967 section.	
Other				
	Overall Site Conditions & Estimated Costs			$42,000

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	Snowy conditions make assessment difficult. Evidence of an interior floor problem in gym. See 3.1.2	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	None evident although some cracking noted in stucco at junction between 1967/1971 section. Probably not significant and related to differential settlement which occurred some time ago.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Roof not accessed. No evidence of problems from at grade perimeter inspection	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying***				
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. Temporary custodian on site without extensive knowledge of building. No leaks identified by staff. Roof not accessed due to winter conditions. Roofing Projects Revised July 22, 1999 document identifies the following roofing projects associated with St. Boniface: 1967 Section 1903 S.M. reroofed 1987	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Roof not accessed due to winter conditions. No problems evident from at grade perimeter inspection.	
2.2.3	Control of ice and snow falling from roof.	4	All	Flat roofs, would not expect any problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All	None present in school.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**				
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1967 1971	Brick or stucco. Good condition. Brick or stucco. Good condition	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1967 1971	Unpainted, galvanized cap flashing 'wavy' but no sign of failure. Painted black cap flashing good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	Generally good all sections. No evidence of problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	All internal drainage. No interface evident.	
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**				
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Two sets of exterior doors poor condition. Replace.	$4,000

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. Panic hardware on exterior doors.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Panic hardware noted all exterior doors.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Evidence of seal failure throughout school. Flies, dirt, debris present in a number of locations. Replacement program recommended. Provide additional window in windowless classroom.	$50,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Evidence failed blinds, some missing hardware. Replacement program recommended.	$10,000
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No evidence of problems.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$64,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	No problems evident. Combination of painted brick or block, on painted gypsum wall board.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1967	Gymnasium floor wavy and far from level. Floor and structure removed and replaced.	$50,000
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1967	Corridors VCT, classrooms mixture of carpet VCT., admin VCT, carpet often dated colours. Good condition. Library/ancillary C.R. new carpet. Some cracked tiles/base in areas where slab has settled. Replace where cracked.	$2,000
			1971	Corridors BCT, classrooms mixture of carpet, VCT. New VCT in corridor between Rms. 9/10 and Rms. 11/12.	
3.2.2	Wall materials and finishes.	4	All	Combination of painted brick or block, on painted gypsum wall board. Generally good condition. Staff indicated at least six years since repaint. Finish general O.K. except for doors frames. See 3.2.4	
3.2.3	Ceiling materials and finishes.	3	1967	Suspended acoustic tile in corridors, adhered tile in classrooms. Suspended is soiled, chipped throughout. Replacement recommended.	$21,000
			1971	Suspended acoustic tile in corridors and classrooms. Soiled, chipped throughout replacement recommended.	
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	3	All	Generally good condition but numerous chips throughout. Brass kick plates look worn and unsightly detracting from school appearance. Replace kick plates. Repaint doors / frame. Modern Fold door in music room poor condition.	$18,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	All	Generally good condition. Painted wood and plastic laminate top or linoleum top. Some delamination of tops and edge trims noted.	$5,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Generally good condition. No apparent signs of problems.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Generally speaking seems O.K.	
3.2.8	Washroom materials and finishes.	3	1967	1" x 1" floor tile, 4" x 4" wall tile or painted block or painted gypsum board. Painted gypsum board ceiling, 3 stalls in boys dented, loose hardware. Replace. Poured acrylic floor, cracking in boys, painted block or brick on gypsum wall board.	See 3.2.1 and 3.2.3 for costs
			1971	No barrier free washrooms	
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 required.***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1967	Appears to be generally combination of block, pre-cast concrete (non-combustible) and glulam (combustible, heavy timber). Non sprinklered.	
			1971	Appears to be non combustible block.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Appears to be separation of some sort between 1967 and 1971. Presence of some rated doors.	

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 block. 11/2 hr. doors noted at one location between 1967/1971 (unrated frame). 1 1/2 hr. doors noted mechanical room (unrated frame).	
3.3.4	Exiting distances and access to exits.	4	All	No evidence of dead end corridors or other distance / access problems.	
3.3.5	Barrier-free access.	3	All	Ramps have been constructed at main school entrance and north end of 1967 end. Stage not accessible. No barrierFree washroom present. Should be provided.	$10,000
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 by school division. Complete hazardous materials audit.	$5,000
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	All	Principal indicated problems of air quality/control - see section 4.	See Section 4 for Costs
Other		3		Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses St. Boniface as unsatisfactory or inappropriate 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. Cost of compliance not provided. Architectural Costs associated with Mech. Upgrades.	$35,000
	Overall Bldg Interior Condition & Estim Costs				$112,000

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	All	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 west face of the building.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	Hose bibs located around the building. No problems noted.	
4.1.3	Outside storage tanks.	N/A	All		
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).	3	All	Hand held extinguishers are aged. Extinguishers should be upgraded and positions reviewed.	$5,000
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.	$0
4.3.2	Water treatment system(s).	N/A	All		
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	Backflow prevention is present on the boilers make up water supply, and main and water service.	
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 support.	$5,000
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	All	DWH. Rheem model GL67-120A-5, 67usg capacity. Heater and circulating pump are aged but in good working condition. Replace components in near future.	$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	Heating for the building is provided by perimeter radiation and forced air from fan coil units. Heating water is produced by a three stage Weil McLain cast iron boiler. Model J22-W, with an input capacity of 3,150MBH Four base mounted pumps supply water to the systems. The building has had additions added and new areas appear to be heated by warm air only and are cool. Equipment is nearing end of life expectancy. No problems noted with reliability, as maintenance is good. Replace heating plant in near future and expand to newer forced air heated areas.	$115,200
4.4.2	Heating controls (including use of current energy management technology.	3	All	Heating controls are original electric/pneumatic, valves and space temperature sensors. Some components have reached the end of serviceable life. Components require replacement.	See 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Adequate combustion air is provided and chimneys are in good condition.	
4.4.4	Treatment of water used in heating systems.	4	All	Chemical treatment is regularly maintained through chemical pot feeder access.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Boiler safeties are in place and appear in good condition.	
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.				

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 pipework 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.	
4.4.10	Heat exchangers.	N/A	All		
4.4.11	Heating mixing boxes, dampers and linkages.	N/A	All		
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	Addition	Newer areas with only warm air heating have major temperature variation. Recommend utilizing hydronic system when upgraded.	See 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.	3	All	AS#1 is a built up constant volume air handler with full outside air capability, located in the mechanical room. This unit serves class rooms general and corridors. System capacity is marginal. AS#2 provides forced air to the gymnasium and is located within the gym mechanical room. capacity appears to be adequate. AS#3 provides warm air to the newer class room addition. The systems are marginal and require upgrading.	$60,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	All	Data not available on cfm and occupancy. 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. To be addressed during unit replacement or upgrading.	Costs included in 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	All	Air is distributed throughout the building via galvanized ductwork and ceiling diffusers or grilles. Ductwork requires cleaning. Some internal rooms have no ventilation. Clean ductwork and modify distibution to suit rooms with no vent.	$2,500
4.5.4	Exhaust systems capacity and condition.	3	All	Washroom exhaust systems are in poor condition, fan/s are marginal. Replace fans.	$10,000
4.5.5	Separation of out flow from air intakes.	4	All	Adequate separation was noted between exhaust and intake air systems.	
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**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	3	All	Ventilation controls are electric/pneumatic with little use of current energy management technology.	see 4.7.1
4.5.8	Air filtration systems and filters.	4	All	Dry media filters are maintained on a regular basis.	
4.5.9	Humidification system and components.	N/A		No humidification in place. No complaints from staff.	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	No problems noted.	
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/pneumatic, systems have reached the end of serviceable life. Replace with new EMCS system.	$76,800
	Overall Mech Systems Condition & Estim. Costs				$279,500

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. Distribution CDP is at about 60% capacity. 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 13 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		Simplex 4002 system, non addressable. 8 Zones are in use. The system was recently tested.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3		Existing emergency lights are twin head with remote batteries found throughout the building. All batteries are tested monthly, and replaced or fixed as required. Mechanical room requires emergency lighting.	$1,200
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		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	$5,000
5.3.2	Panels and wireways capacity and condition.	4	All	All panels are in good condition. All panels are at approximately 90-95% 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. Wiring consists of mainly conduit All classrooms have limited receptacles and more are required.	$12,000
5.3.5	Motor controls.	4	All	All motor controls are easily accessible and are all marked appropriately.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		**Bldg. Section**	**Description/Condition**	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Interior lighting consists of all magnetic ballasts and 40w fluorescent tubes. Lighting appears to be original with no upgrades with the exception of the computer room/library. 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 and computer classroom lighting could be upgraded to 4 lamp fixtures. Levels: Classrooms 350-450 lux, Offices 500-600lux, Gymnasium 200-300lux, Computer classroom/library 500-700 lux. Allow for replacement of fixtures in corridors in 1967 section with replacement of ceiling as per Architect review.	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 lighting should be looked at for energy consumption savings. The lighting fixtures could be replaced with new energy efficient ballast and 32W fluorescent tubes. All exit lights should be upgraded to LED type	$135,000
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 4 incoming lines including 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 new Dukane 3200 complete with tuner and tape deck.	
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 dual and quad wall jacks.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Exiting telecommunication point is located within the mechanical room. Telecommunications board has room for growth and is easily accessible. Older style terminal blocks as well as new BIX blocks are used.	
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		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				$153,200

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	Overall Portable Bldgs Condition & Estim Costs			$0

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11		889.1	9	80	720	89.1	
7.2	Science Rooms/Labs				1	95	95	-95	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		164.9	1 2	130 90	310	-145.1	
7.4	Gymnasium (incl. gym storage)	1		247.1			473	-225.9	
7.5	Library/Resource Areas	2		182	1	160	160	22	
7.6	Administration/Staff, Physical Education, Storage Areas	14		233.4		247 70 64	381	-147.6	
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)	8		845.5			806	39.5	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			2562			3025	463	

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. Boniface a 2 or unsatisfactory or unacceptable 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.
Additional Comments	Classroom #11 1971 Section has been leased out to After School Care. Library, Anc. C.R. modernization very pleasant and excellent condition.
List of Reports/ Supplementary Information	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, Vemtilation 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. Boniface February 1980 Mini-Plans St. Boniface January 1967 – Last Rev. Nov.1999