

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A	1	83.5 sq M X 9 Units	Free standing (#47) Attached Permanently #173 Attached Permanently #174 Attached Permanently #207 Attached Permanently #208 Attached Permanently #209 Attached Permanently #210 Attached permanently #219 Attached permanently # 220	Forced air furnaces.	
List of Reports/ Supplementary Information						

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally adequate. Some concrete work and landscaping required.	\$35,000
2	Building Exterior	Generally good condition. Soffit repairs/replacement.	\$10,000
3	Building Interior	Generally good condition. Ceilings require attention.	\$52,000
4	Mechanical Systems	Hot water heater to be replaced soon. Combustion air requires upgrade. Duct cleaning required. Humidification system requires replacement. Filter upgrade required.	\$26,400
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.	\$111,000
6	Portable Buildings	Generally good condition. Roof of one portable requires attention. Six furnaces require replacement. Replace furnaces c/w DX cooling.	\$30,000
7	Space Adequacy:		
	7.1 Classrooms	Surplus 396.3 S.M.	
	7.2 Science Rooms/Labs	Deficient 285 S.M.	
	7.3 Ancillary Areas	Deficient 159.18 S.M.	
	7.4 Gymnasium	Deficient 59.53 S.M.	
	7.5 Library/Resource Areas	Deficient 154.74 S.M.	
	7.6 Administration/Staff Areas	Deficient 300.5 S.M.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 302.22 S.M.	
	Overall School Conditions & Estim. Costs	School in need of Arch., Mech., and Elec., work Overall Area Deficiency of 13.38 S.M.	\$264,400

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			\$15,000
1.1.1	Overall site size.	4	Expansion potential to East.	
1.1.2	Outdoor athletic areas.	4	Snow cover prohibits meaningful inspection. Custodian's comments indicated conditions are O.K.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Snow cover prohibited competent inspection. Indications are O.K.	
1.1.4	Site landscaping.	4	Snow cover prohibited competent inspection. Indications are O.K. Further investigation is warranted (See also 1.1.6)	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Generally O.K., minor maintenance items (post painting, straightening).	\$5,000
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Minor settlement of perimeter sidewalk concrete slabs. Replacement of sidewalk sections to improve grading is recommended.	\$10,000
1.1.7	Evidence of sub-soil problems.	4	None evident.	
1.1.8	Safety and security concerns due to site conditions.	4	No obvious safety or security concerns and none identified by staff.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			\$0
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Access points seem adequate in size and location and no glaring security or safety problems.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt parking lot. Driveway crossing snow covered. Snow cover made it difficult to evaluate condition. Continuation of parking lot to adjacent community hall not able to be assessed.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-Site utilizing City of Edmonton Streets. Curb signage designates drop-off area - No concerns with present arrangement were identified by staff.	
1.2.4	Fire vehicle access.	4	Appears acceptable by City of Edmonton streets. Fire vehicle access to entire perimeter would be over grassed playground areas.	
1.2.5	Signage.	4	Condition of existing signage is O.K.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			\$13,000
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Parking lot appears to be a 'shared' lot and is extended to entire length of school to allow access to adjacent community league hall. Extent of asphalt paving or gravel surface not able to be identified as area was covered by snow. 20 stalls identified w/ reserve status and plug-ins. Remainder of area has 20 non-designated stalls plus area for community league parking.	
1.3.2	Layout and safety of parking lots.	4	Generally O.K.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt and some gravel - Snow Cover makes condition assessment difficult.	
1.3.4	Layout and safety of sidewalks.	3	Generally O.K. Sidewalk to street is constructed with steps. No handrails provided. Not able to be identified as Barrier Free access - ramp will be required to allow compliance, reconfiguration of entrance walk and stairs will be necessary.	\$10,000
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Major cracking in sidewalk slabs. Sidewalks are almost continually around school perimeter. Generally in good condition.	See 1.1.6
1.3.6	Curb cuts and ramps for barrier free access.	3	No curb cuts but access in general terms is acceptable. Main building entrance from street sidewalk has steps which cause barrier free access to be via parking lot and driveway. Dropped curb and sidewalk extension required.	
Other				\$3,000
	Overall Site Conditions & Estimated Costs			\$28,000

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	\$0
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1982	Visual observations indicated no significant problems with base building flooring and foundations.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1982	All sections seem good. Transition floor to Portable Classrooms indicates settlement but cause and extent was not able to be determined. Basic construction assumed to be masonry and steel structure.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Roof not accessed but perimeter at grade inspection did not provide any indication of problem areas.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	\$0
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	1982	No Inspection Reports provided by School Jurisdiction. Roof not accessed due to winter conditions. B.U.R. Edmonton Catholic Schools "Roofing Projects" document Revised July 22, 1999 identifies only reroofing to portable #12 and #47 in 1992.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Roof not accessed but perimeter at grade inspection did not provide any indication of problem areas.	
2.2.3	Control of ice and snow falling from roof.	4	All	Flat Roofs - would not anticipate any problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	\$10,000
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	All	Brick, painted wood and painted block, generally in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Generally good condition; prefinished metal soffits and soffit flashing have been abused and reflect damage in several locations, (apparently caused by objects being thrown against the soffits) - replacement with abuse resistant material required.	\$10,000
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	Generally O.K. - No indication of particular problem.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	All interior roof drains.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I	All	Minor paint 'spalling' to interior face of 'West' Gymnasium wall above line of adjacent attached 'portable' roof. As well the wall mounted surface attached acoustic panels show water damage and soiling possibly caused by condensation or moisture infiltration. No indications of any other problems.	
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	\$0
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	No specific problems identified. Hollow metal glazed doors in pressed steel frames .	

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No specific problems identified. Hardware functioning adequately for purposes required.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Panic hardware on exterior doors. Hardware functioning adequately for purposes required.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Generally good condition. Aluminium or steel units - internal venetian blinds - hopper style vents.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No specific problems identified. Hardware functioning adequately for purposes required. Materials not indicating failure of components.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	Generally acceptable other than noted in 2.3.5. Severe winter conditions may show failure of envelope in specific areas.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$10,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	\$5,000
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	All	Generally O.K. Side walls (gypsum board / steel stud) at Stage indicate minor separation from front stage wall. Water damage to rear gypsum board wall of Janitors closet.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Generally O.K. No indications of any problems other than noted at corridor adjacent to portables.	\$5,000
Other		N/A			
3.2	Materials and Finishes		Bldg. Section	Description/Condition	\$17,000
3.2.1	Floor materials and finishes.	3	All	Generally good throughout. All sections in good condition. Carpet in Library is in good condition but carpet in administration area is showing traffic wear. Sheet vinyl in corridors has joint separation in several locations. Trowelled epoxy flooring in washrooms in generally good condition. VCT in portables is showing joint separation and breakage. Repairs are recommended to deficient areas.	\$10,000
3.2.2	Wall materials and finishes.	F.I.	All	Generally good condition. Painted concrete block and painted gypsum wallboard. Previous repairs at CR104 not completed (South Wall), missing ceiling tile along east wall afforded view of minor penetrations East wall above ceiling.	
3.2.3	Ceiling materials and finishes.	3	All	Suspended acoustic tile or painted gypsum wallboard. Generally good condition, minor tile damage or breakage. Repairs and/or replacement recommended.	\$2,000
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4	All	Generally O.K. Solid core wood with pressed steel frames.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	All	Generally O.K. Painted wood with plastic laminated countertops. Counter top at CR101 and ECS delaminating.	\$5,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Generally O.K. Classrooms and offices are equipped with school board recommended fixtures.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Equipment seems adequate. Standard schoolboard supplemental equipment is evident for the specific area needs (library shelving, computers, audio-visual, etc.).	
3.2.8	Washroom materials and finishes.	4	All	Trowelled Epoxy Floors, GWB Ceilings, P.Lam. Vanities. All seem good condition. Toilet partitions good condition. Painted gypsum board and concrete block walls.	
Other					
3.3	Health and Safety Concerns --- <i>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.</i>		Bldg. Section	Description/Condition	\$30,000
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Masonry all Sections - Non Combustible, Non Sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Evidence of Fire Separations or Smoke Barriers throughout building.	

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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	1 1/2 hour doors noted at some corridor locations. 1 1/2 hour door at Boiler Rm. Not possible to determine ratings of materials in general.	
3.3.4	Exiting distances and access to exits.	4	All	No obvious problems.	
3.3.5	Barrier-free access.	3	All	Generally School seems accessible. Ramp to portables may be too steep and does not have handrails. Exits from portables have stairs. No Barrier Free Washrooms.	\$30,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		None provided by Edmonton Catholic Schools. None identified in search at Edmonton Catholic Schools library.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A		None identified	
Other		F.I.		Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses St. Charles as "totally adequate for the intended use" related to Code issues. While compliance with 1997 Code is not a requirement now, the alterations identified in this report may in the eyes of the Plans examiner be considered substantial alterations to the building and compliance then a requirement.	
	Overall Bldg Interior Condition & Estim Costs				\$52,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	Site	Catch basins located parking lot, discharges to municipal sewer. Remainder of site drainage is surface. 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 on street out front 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	1982	100mm municipal water service located in meter room 115. No problems noted with pressure, volume or quality.	
4.3.2	Water treatment system(s).	4	1982	Water softener system dedicated to humidification steam boiler makeup. System no longer in service.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1982	No backflow prevention on water service, isolation valves good.	
4.3.4	Piping and fittings.	4	1982	Standard copper piping and fittings. No problems noted.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1982	All fixtures and trim are in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1982	One 450 mbh, 75 us/gal, gas fired water heater located in mechanical room 201. Components are 18 years old and are nearing end of average life expectancy. No problems noted with capacity or volume.	\$1,500
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1982	Sanitary sewer is municipal, no problems noted. Roof drainage is internal 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	1982	Building is served by two gas fired copper tube boilers installed in 1982. Two basemounted 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	1982	Heating plant controlled by EMCS/pneumatic controls. Pneumatic 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	1982	Combustion air assembly of adequate size. Requires insulation. Eskimo trap should be installed.	\$400
4.4.4	Treatment of water used in heating systems.	4	1982	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	1982	All boiler safeties are in place and monitored by EMCS.	
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	1982	Perimeter radiation and entrance force flows.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1982	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	1982	No problems noted.	
4.4.13	Zone/unit heaters and controls.	4	1982	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.	4	1982	Building is served by two indoor constant volume air systems each consisting of a mixed air section, hydronic heating coil, filter section, steam grid humidifier, supply fan and external return fan. Units are in good condition and appear to have adequate capacity.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1982	Outside air capacity is inadequate throughout the school. Air flow rates not available. Modify air handling units to increase outdoor air capability.	\$12,000
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1982	Air distribution is generally acceptable. Ductwork has never been cleaned, significant build up noted.	\$3,000
4.5.4	Exhaust systems capacity and condition.	4	1982	Washroom rooftop exhaust fans, capacity and condition good. Nearing end of life expectancy.	
4.5.5	Separation of out flow from air intakes.	4	1982	No problems noted.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	4	1982	Air systems controlled by EMCS. Pneumatic actuators are nearing the end of average life expectancy.	

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.8	Air filtration systems and filters.	3	1982 50mm fiberglass low efficiency filters. Regularly maintained. Filter system should be upgraded to a more effective type.	\$2,000
4.5.9	Humidification system and components.	2	1982 One low pressure steam boiler serves two distribution manifolds on air systems. Unit is no longer operational.	\$7,500
4.5.10	Heat exchangers.	N/A		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1982 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 an EMCS and pneumatic system which is in good condition. Many pneumatic components are nearing the end of average life expectancy.	
Overall Mech Systems Condition & Estim. Costs					\$26,400

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		600A main distribution 120/208v 3phase. Main distribution fed from padmount transformer.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Exterior lighting is adequate for safety purposes. Lighting consists of both Incandescent lights and HPS lighting.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Vehicle plug-ins meet requirements for the number of staff. Total of 13 duplex receptacles, all in good condition.	
Other		N/A			
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	Edward EST 1-223 system, non addressable. 7 Zones are in use. The system was recently tested.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	Existing emergency lights are twin head with remote batteries found in the building. All batteries are tested monthly, and replaced or fixed as required. Emergency lighting does not adequately light the emergency routes for the school. Additional lights need to be added to meet building code requirements.	\$3,500
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.	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. Pac poles are found in the computer classroom.	
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. Levels: Classrooms 550-700 lux, Offices 500lux, Gymnasium 350-500lux	\$5,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No concerns	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	All lighting should be looked at for energy consumption savings. The lighting fixtures should be replaced with new energy efficient ballast and 32W fluorescent tubes. All exit lights should be upgraded to LED type.	\$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 4 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 Bogen MCP35A complete with tuner and tape deck. System tends to not function properly, complaints of system cutting in and out. Recommend replace with new public address main unit.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	School has all new category 5 cabling installed. See installation for details.	\$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. Pac poles are also used for the cat5 cables	
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 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	3 new hubs 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				\$116,000

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No problems evident other than as noted in 2.1.2. Foundations were concealed behind perimeter skirting; staff advised that maintenance by CSB had not identified problems	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	No problems evident at present, ceiling tiles are stained but staff advise recent repairs have resolved problems. Selective tile replacement is warranted	\$5,000
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Generally O.K. Some minor deterioration, chipped paint, etc. Repairs to surfaces are recommended.	\$5,000
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Generally good.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Damaged Ceiling and Floor Tiles in Classrooms and corridor link. Repair and replacement is recommended.	\$2,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Painted Wood with wood nosing or Plastic laminate finishes. Generally good.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Generally Good.	
6.1.8	Heating system.	3	Gas fired forced air furnaces have exceeded average life expectancy and are in marginal condition. Units also serve common corridor and experience cold conditions. Intake birdscreen too small and are blocked with hoarfrost.	\$18,000
6.1.9	Ventilation system.	3	Furnaces provide little outside air and are run continuously which creates noise problems and interferes with classroom instruction. Portables are very hot and stuffy during warmer weather and cold in the winter.	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. Emergency lighting on battery pack fed from generator in main school. Portables are equipped with category 5 cabling.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance)	4	None identified	
6.1.12	Barrier-free access.	F.I.	Steps at classroom exits. F.I. Required to confirm acceptability.	
	Overall Portable Bldgs Condition & Estim Costs			\$30,000

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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	13		1036.3	4 6	80 100	920	396.3	
7.2	Science Rooms/Labs				2	95	190	-285	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		240.82	1	130	310	-159.18	
					2	90			
7.4	Gymnasium (incl. gym storage)	1		413.47	1	473	473	-59.53	
7.5	Library/Resource Areas	1		95.26	1	170	170	-154.74	
7.6	Administration/Staff, Physical Education, Storage Areas	12		198.41	1	368	368	-300.5	
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)			661.78	1	677	677	302.22	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			2646.04			3511	-13.38	

School Facility Evaluation Project
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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. Charles 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.
Building Code Cont'd	
List of Reports/ Supplementary Information	<p> Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 Inventory of Core School Buildings – Edmonton Catholic School District Summary From Alberta Education School Buildings Service Areas in m2 Roofing Projects Revised July 22, 1999 1997 B.Q.R.P. 1998 B.Q.R.P. 1996 B.Q.R.P. 1995 B.Q.R.P. 1993 B.Q.R.P. Heating, Ventilation and Air Conditioning Systems Portable Classroom Locations – Edmonton Catholic Schools Edmonton Catholic Schools Fire Alarm Systems Consultants for School Facilities Edmonton Catholic Schools – Legal Description December 01, 1998 Inventory of School Buildings – Edmonton Catholic Schools November 05, 1999 Edmonton Catholic Schools – Gymnasium Inventory Edmonton Catholic Schools – 1999/2000 Summary of Minor Modernization Projects From 1990 through to 1999 Major Modernizations and Additions Summary of Alternately Funded Renovation Projects Standard Assessment and Utilization Report 0018 Edmonton RCS REG DIV #40 </p> <p>Data Sheets</p> <p>St. Charles Feb. 9 1983</p> <p>Mini-Plans</p> <p>St. Charles Aug. 1982 Rev. Oct. 1995</p>