	School Name:	St. Clare				School Code:	8214
	Location:	11833 - 64 Street. Edmonton				Facility Code:	2018
	Region:	Northern				Superintendent:	Dr. D Ripley
	Jurisdiction:	Edmonton Roman Catholic Schools Regional Division #40.				Contact Person:	Ken Yakimovich
						Telephone:	(780) 453 4500
	Grades:	IV - IX				School Capacity:	540

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	1950	1	576.1	Masonry and metal cladding. Flat roof - SBS membrane.	Steam heating and gas-fired air handlers.	
Additions/ Expansions	1952 1970 1976	1 1/2 1	1035.9 3201.3 197.5	Masonry. Masonry. Masonry.		

						Evaluator's Name:	Les McKeown
						& Company:	Les McKeown Architect Ltd.

Upgrading/ Modernization (identify whether minor or major)	1993 1995 1998			Continuous process of modernization and upgrading. IA shop and computer lab. Replacement of roof. Replacement of windows. Replace bathroom fixtures.		1983 473 sq.m (1952 section) 1987 577 sq.m (1952 section) 1991 1921 sq.m (1970 - 1/2 storey) 1993 633 sq.m (1950 - 1 storey) 1993 270 sq.m (1970 - 1 storey)
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			N/A		
List of Reports/ Supplementary Information						

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Asphalt parking lot. Curb cuts.	$96,600.00
2	**Building Exterior**	Door repair and accessories. Floor tile replacement. Painting.	$24,500.00
3	**Building Interior**	Floor and ceiling finish replacement. Painting. Doors and accessories. Millwork and equipment.	$428,250.00
4	**Mechanical Systems**	Replace steam boilers and steam terminal units. trims and valves. Install hose bibbs backflow preventers. Install 2-1/2" fireman valves in 1950 and 1952 fire hose standpipe cabinets.	$77,000.00
5	**Electrical Systems**	In general the electrical systems are in adequate condition with the exception of the following items, old technology lighting, no fire alarm visual devices, recommendations for surge protection, upgrade of tripping circuits, computer racks.	$241,000.00
6	**Portable Buildings**		
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus 500.32	
	7.2 Science Rooms/Labs	Deficient -151	
	7.3 Ancillary Areas	Deficient -325.7	
	7.4 Gymnasium	Deficient -196.6	
	7.5 Library/Resource Areas	Deficient -34.45	
	7.6 Administration/Staff Areas	Surplus 263.59	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient 175.14	
	Overall School Conditions & Estim. Costs		$867,350.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Overall site area restricted, no room available on site for lateral expansion.	
1.1.2	Outdoor athletic areas.	4	Outdoor athletic areas available at rear of building.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Outdoor playground area available.	
1.1.4	Site landscaping.	4	Minimal site landscaping in place.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Guard rails, fencing, flag poles in place. Perimeter fence in place. Provide bike stands.	$5,100.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Surface drainage appears to be acceptable. Water draining away from building.	
1.1.7	Evidence of sub-soil problems.	4	No evidence of sub-soil problems identified.	
1.1.8	Safety and security concerns due to site conditions.	4	No safety or security issues identified.	
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Vehicular access to site from adjoining lane. Pedestrian access to site from 64 Street and 119 Avenue. Visibility acceptable.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	On site road network is gravel and asphalt and consists of parking area only. Gravel areas to be paved as it is heavily pitted and rutted and requires frequent regrading.	$78,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus lane and drop off located on 64 Street - off site.	
1.2.4	Fire vehicle access.	4	Fire vehicle access available on four sides - including lane.	
1.2.5	Signage.	4	All signage in place on site.	
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).	4	34 parking stalls are available on site - including 2 disabled parking stalls.	
1.3.2	Layout and safety of parking lots.	3	Layout and safety of parking lots is inadequate.	Refer to 1.2.2
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Parking lot to 64 Street is graveled and drainage is adequate. Parking lot off lane is graveled and drainage is adequate.	Refer to 1.2.2
1.3.4	Layout and safety of sidewalks.	4	Sidewalk leads directly off 64 Street to the front entrance of the school. Layout and safety appear to meet requirements.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Sidewalk is composed of concrete and in reasonable condition.	
1.3.6	Curb cuts and ramps for barrier free access.	3	Curb cuts are not in place.	$13,500.00
Other				
	Overall Site Conditions & Estimated Costs			$96,600.00

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	Wood and concrete flooring. Concrete perimeter foundations. No signs of heaving, settlement or bending.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Masonry wall and steel column structure. No signs of bending, cracking or settlement.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Roof structure is metal trusses and beams and shows no signs of bending or cracking.	
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***		**Bldg. Section or Roof Section**		
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	Roofing - SBS modified membrane. Flat roof. There has been a series of replacements over the years. 1983 - 473 sq.m (1952 section) 1987 - 577 sq.m (1952 section) 1991 - 1921 sq.m (1970 section) 1993 - 633 sq.m (1950 section) 1993 - 270 sq.m (1950 section) There appears to be no evidence of failure at this time.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	All roof accessories including metal exhaust hoods, chimneys, gutters and downspouts appear to be in place and in reasonable condition.	
2.2.3	Control of ice and snow falling from roof.	4	All	Control of ice and snow is not an issue.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**		
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, efflorescence, water stains).	4	All	Exterior masonry and stucco wall finishes show no signs of deterioration, cracks, efflorescence or water stains.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Metal fascias, soffits, and parapets show no evidence of damage. There is no sign of looseness, stains , rust or peeling.	
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	Building envelope appears to be in reasonable condition. No evidence of air infiltration, exfiltration, ice build-up on walls or eaves.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Interface of roof and ground drainage does not appear to present any issues.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Inside faces of exterior walls appear to be in reasonable condition. No cracks, water stains or dust spots are visible.	
Other					
2.4	**Exterior Doors and Windows**		**Bldg. Section**		
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Metal doors and frames appear to be in reasonable condition. Some repairs such as painting, sill and door replacement is required.	$7,800.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Door accessories appear to be available and in place but some replacement of locks and hardware is required.	$16,700.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Exit door hardware appears to be in reasonable condition. Some replacement of exit devices and door closers is required.	See 2.4.2
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Anodized aluminum sealed windows show no signs of deterioration and are in reasonable condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	All window hardware including latches and accessories appear to be available.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	Building envelope shows no signs of condensation on doors and windows.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$24,500.00

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	Interior walls consisting of blockwork and drywall partitions show no evidence of cracks, spalling or paint peeling. Refer to 3.1.2.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Concrete floors show no evidence of cracks, heaving or settlement. There is a small amount of movement in the concrete stairs to south end of building.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	All	12" x 12" vinyl tiles. Due to the worn and deteriorated condition of the flooring materials all existing tiles should be replaced with seamless flooring throughout the building, including refinishing gym.	$117,000.00
3.2.2	Wall materials and finishes.	3	All	Blockwork painted. Drywall with vinyl finish. School requires painting throughout due to the poor condition of the paint finishes.	$65,000.00
3.2.3	Ceiling materials and finishes.	3	All	12" x 12" acoustic tile and drywall. Suspended ceiling required throughout school due to poor and aged condition of the present installation.	$78,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	3	All	Interior doors and hardware all appear in reasonable condition. Portions of door hardware throughout the school need replacement due to the deteriorated condition of the present installation.	$18,700.00
3.2.5	Millwork	3	All	All millwork is in place but is quite old and badly deteriorated. Replacement of all millwork throughout school is required to meet present day standards.	$73,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	All fixed mounted equipment in place. Additional whiteboards are required throughout school in the areas where they are not already present.	$26,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Minimal gym equipment is present on site.	
3.2.8	Washroom materials and finishes.	3	All	Floor - granolithic floor. Walls - ceramic tile and drywall. Ceilings - drywall painted. Refinishing and replacement of finishes is required in all washrooms due to the deteriorated condition of the present installation.	$38,800.00
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Non combustible construction. Non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All	Fire separations as per design drawings. Code review is required.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All	Fire resistance as per design drawings. Code review is required.	
3.3.4	Exiting distances and access to exits.	F.I.	All	Exiting distances as per design drawings. Code review is required.	
3.3.5	Barrier-free access.	3	All	Barrier free accessibility is not available. Provide automatic door openers at main entry doors to make building barrier free accessible.	$5,800.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	2	All	A hazardous materials audit is required to be carried out on this building, in particular floor and ceilings tiles. An amount has been included for an audit to proceed.	$5,750.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A			
Other				No recent inspection report available form the authority having jurisdiction.	
	Overall Bldg Interior Condition & Estim Costs				$428,050.00

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	1950 1952 1970	Parking drain to street.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	3	1950 1952 1970	Exterior hose bibbs around building. Install backflow preventers.	$2,000.00
4.1.3	Outside storage tanks.	n/a	1950 1952 1970	No underground fuel storage tank.	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4	1950 1952 1970	No fire hydrant on property site. Wet standpipe fire hose siamese connections at front of building.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	2	1950 1952 1970	1950 and 1952 building fire hose (1-1/2" valve and hose) protected. 1970 portion of building fire hose standpipe protected with 1-1/2" valve and hose and 2-1/2" fireman valve. Upgrade 1950 and 1952 portions of school fire hose system to include 2-1/2" fireman valves. A commercial kitchen canopy fire suppression system.	$15,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1950 1952 1970	Portable dry chemical fire extinguishers in fire hose cabinets.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	n/a	1950 1952 1970	None.	$0.00
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	1950 1952 1970	100mm municipal water supply for standpipe with 2" domestic water meter supply. Adequate pressure and volume. Quality good.	
4.3.2	Water treatment system(s).	4	1950 1952 1970	No water treatment. Not required.	
4.3.3	Pumps and valves (including backflow prevention valves).	5	1950 1952 1970	Watts reduced pressure backflow preventer on domestic water supply to building standpipe system located in 1970 mechanical room.	
4.3.4	Piping and fittings.	4	1950 1952 1970	No leaks	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1950 1952 1970	Plumbing fixtures and trims in good conditions.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1950 1952 1970	Two commercial storage water heater State SBT80-500- (80usgal storage and rating 500 mbh). No concerns.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1950 1952 1970	Sanitary 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).	2	1950 1952 1970	Two steam boilers (HB Smith) with two condensate sump pumps located in 1950 building serving the 1950 and 1952 buildings only. A condensate and pump is located in the 1952 gym. 1970 building not steam or hydronic heated. Due age the steam boiler should be replaced and hydronic heating installed for the whole school.	$60,000.00
4.4.2	Heating controls (including use of current energy management technology.	4	1950 1952 1970	Steam boilers are DDC controlled.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1950 1952 1970	Outdoor air provided for combustion air and room relief air provided. Breaching and flue chimney good condition and insulated. Insulation of breaching required.	
4.4.4	Treatment of water used in heating systems.	4	1950 1952 1970	Equipped with chemical feed pot and treated.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1950 1952 1970	Steam boilers equipped with packaged boiler safety devises. No concerns.	
4.4.6	Heating air filtration systems and filters.	n/a	1950 1952 1970	None for steam boilers.	
4.4.7	Heating humidification systems and components.	n/a	1950 1952 1970	None. Humidification not required.	

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	1950 1952 1970	Steam convectors in 1950and 1952 classrooms. 1970 building heated by gas-fired furnaces.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1950 1952 1970	All heating valves operational and were replaced.	
4.4.10	Heat exchangers.	n/a	1950 1952 1970	None.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1950 1952 1970	All gas-fired multi-zone air handlers equipped with pneumatic mixing and zone dampers control.. All controls operational.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1950 1952 1970	Pneumatic space temperature control of multi-zone furnaces. All control operational.	
4.4.13	Zone/unit heaters and controls.	n/a	1950 1952 1970	None.	
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	1950 1952 1970	Four Lennox indirect gas-fired air handlers with return/fresh air mixing box, filter section supply air to 1970 classrooms and gym. Two Lennox DMS2-G275-560 gas-fired units with eight multi-zones each (rated for 560/320mbh) located in 1970 main floor mechanical room serves main floor classrooms. Two Lennox gas-fired multizone units DMS2-C275-560 and DMS2-G275-360 on second floor serve the 1970 gym and second floor classrooms. Two heat exchangers had been replaced. Two Lennox furnaces GH6-200 serves the front and rear entrances.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1950 1952 1970	Ventilation provided through Air Handlers. Second floor classrooms air provided through floor grilles with each classrooms provide with 1000 cfm each. No ventilation concerns. Outdoor air quantities unknown.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1950 1952 1970	Air supplied to all rooms. Air change rate unknown.	
4.5.4	Exhaust systems capacity and condition.	4	1950 1952 1970	Washroom exhaust provided by indoor units. Industrial Arts exhaust fan located below the Computer room. Air quantities unknown. No concerns.	
4.5.5	Separation of out flow from air intakes.	n/a	1950 1952 1970	None.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1950 1952 1970	A commercial kitchen canopy roof exhauster.	
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).	4	1950 1952 1970	Pneumatic control with a duplex compressor and refrigerated drier. Andover DDC control with two panels Andover 256S plus and 256M plus.. No concerns. .	
4.5.8	Air filtration systems and filters.	4	1950 1952 1970	Low efficiency air filters.	
4.5.9	Humidification system and components.	4	1950 1952 1970	None provided. Not a concern.	
4.5.10	Heat exchangers.	n/a	1950 1952 1970	None.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1950 1952 1970	Air distribution to rooms through floor grilles and ceiling diffuser air outlets.	
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	1950 1952 1970	None.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1950 1952 1970	None.	
4.6.3	Cooling system controls (including use of current energy management technology).	n/a	1950 1952 1970	None.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	n/a	1950 1952 1970	None..	
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	1950 1952 1970	Compressor with refrigerated drier located in 1970 mechanical room. EMC-DDC controls are Andover.	
	Overall Mech Systems Condition & Estim. Costs				$77,000.00

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	1950 to 1970	Services are underground from pad mounted transformer located East of the building to the electrical distribution system in the main electrical room. Indoor metering, System rating is 120/208V, 3 phase, 4 wire, 800A. System is comprised of ITE equipment. Equipment is in good & well maintained condition. EPCOR is the utility supplier.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	1950 to 1970	Photo-electrically controlled exterior lights, HID wall packs.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	1950 to 1970	24 stalls, 12 duplex receptacles mounted on wood rail, time clock & temperature controlled via DDC system. System & devices are 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).	3	1950 to 1970	Simplex manufacture, model # 2001 series, hard wired, zoned, supervised, last date tested was August 26/99. System is in operational condition with no apparent problems or malfunctions. No visual alarm devices.	$ 6,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	*4*	1950 to 1970	Emergency lighting is comprised electrically generated source powering strategically located fluorescent fixtures and the exit lights.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	1950 to 1970	Exit lights are "LED" illuminated, retrofitted January 2000.	
	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	1950 to 1970	No power service surge protection is provided.	$3,000.00
5.3.2	Panels and wireways capacity and condition.	3	1950 to 1970	Main power service terminates in the electrical room, it is comprised of ITE main CDP and distribution circuit breaker protection. System is rated 120/208V, 3 phase, 4 wire, 800 amp. Spare capacity is available in the main CDP for expansion. Sub-panels are ITE, Square D and Commander, rated 120/208V, 3 phase, 4 wire, panels in most cases are not at capacity with some room for expansion. 400A main sub-distribution CDP in the corridor is tripping circuits # 3 and # 6 for the Daycare portions due the added air conditioning units. Recommend CDP circuits be upgraded to allow for equipment use without tripping.	$ 6,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1950 to 1970	Kohler emergency generator located in the main mechanical room rated120/208V, 3 phase, 10.0 Kw, natural gas driven, tested regular. Stand alone UPS supply unit rated120VAC/5Amps at the Computer Server Unit. Good condition.	
5.3.4	General wiring devices and methods.	4	1950 to 1970	Wiring & devices are in good condition. Installed in conduit & boxes, ivory devices, brown devices with stainless steel and or plastic cover plates. Good condition.	
5.3.5	Motor controls.	4	1950 to 1970	Motor control in Mechanical rooms, Square D manufacture, complete with individual starters, wireways and controls, 120/208V, 3 phase. Good condition.	
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	1950 to 1970	Generally comprised of surface & recessed fluorescent fixtures with line voltage and master low voltage controls. Fixtures are all T-12 lamped. List of rooms + type of light + Lux Classrooms general average - fluorescent - 900 Lx. Corridor - fluorescent - 100 to 300 Lx. Administration Office General - fluorescent - 600 Lx. Gym - fluorescent - 250 Lx. Library - fluorescent - 1050 Lx Computer Room - Fluorescent - 800 Lx Science Room - fluorescent - 750 Lx. Home Ec. - fluorescent - 600 Lx CTS Lab - fluorescent - 770 Lx Industrial Arts - fluorescent - 950 Lx Cafeteria - fluorescent - 800 Lx Recommend Gym upgrade to HID (metal Halide) Recommend general school upgrade to 32 watt energy saving T-8 lamps and electronic ballasts.	$220,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1950 to 1970	T-12 magnetic. Recommend upgrade to electronic for energy saving T-8 lamps, included in costing item 5.4.1	item 5.4.1
5.4.3	Implementation of energy efficiency measures and recommendations.	4	1950 to 1970	P.E. controlled exterior lighting. Parking lot car plug timer & temperature controlled operation. LED exits.	
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	1950 to 1970	System serviced underground, terminating on a plywood backboard in the main electrical room. System Nitsuko manufacture. Telus maintained and is good condition with spare capacity	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1950 to 1970	Dukane system, model # Petcom # 2200, control panel media centre located in Administration Office. Office system control. Call buttons in each classroom. Surface & recessed mounted speakers through the school. Good condition. No Satellite, No antenna, Cable TV in Library. Shaw Cable is the CTV supplier.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	1950 to 1970	Internal distribution system, comprised of Cat. 5 cable, D-Link hubs. All equipment is installed on a rack in Server room. Sub-hub locations in the CTS Lab, Service Room and Principal's Office. Good condition. Each Classroom is equipped with computer facilities. No patch panels or rack.	$ 6,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1950 to 1970	Wiring installed in conduit & open. Some surface runs are in Wiremould decorative conduit. Pac-poles used for ceiling to station drops in the Computer labs.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1950 to 1970	Communication Network is in Server room, locked supervised area, spare capacity for expansion, ventilated.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1950 to 1970	Dedicated circuits are provided for system hubs & components at Server, surge protection arrestor modules for auxiliary power devices. UPS power supply units are Smart UPS 1000 (120V/5A.)	
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	1950 to 1970	System comprised of on off control in the Maintenance Office and Daycare, main controller in maintenance room, Multi Zones, motion sensors.	
5.6.3	Master clock system (if applicable).	4	1950 to 1970	No master clocks, Simplex manufacture, Program Master # 2350	
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		1950 to 1970		$241,000.00

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.		**N/A**	
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			$0.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	8214	Total Area		
7.1	Classrooms	17	81.195	1380.32	11	80	880	500.32	
7.2	Science Rooms/Labs	2		209	3	120	360	-151	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1		74.3	1 3	130 90	400	-325.7	
7.4	Gymnasium (incl. gym storage)	1		458.4	1	655	655	-196.6	
7.5	Library/Resource Areas	1		195.55	1	230	230	-34.45	
7.6	Administration/Staff, Physical Education, Storage Areas			846.59	1	583	583	263.59	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics			131				131	
	7.7.3 Industrial Arts			340.5				340.5	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1375.14	1		1200	175.14	
	Overall Space Adequacy Assessment			5010.8			4308	702.8	