

School Facility Evaluation Project
Part II - Physical Condition

School Name:	St. Edmund Elementary and Junior High School				School Code:	8215
Location:	11721 - 130 Avenue, Edmonton, Alberta				Facility Code:	2019
Region:	Central				Superintendent:	Mr. Garnet McKee
Jurisdiction:	Edmonton Roman Catholic Schools Regional Division #40				Contact Person:	Mr. Ken Yakimovich
					Telephone:	(780) 453-4500
Grades:	K - IX				School Capacity:	965
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	1956	2	2123.20	Masonry construction Flat roofs, brick exterior	Consists of Hot Water Heating and steam system, served by two (2) Weil Mclain steam boilers, located in this section of the school. The ventilation system consists of one (1) indoor mounted air handling unit complete with coil and ductwork.	The Boiler Plant serving this section of the school is in good condition. The existing ventilation system (except of Gymnasium) can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
Additions/ Expansions	1961	2	1278.80	Masonry construction Flat roofs, brick exterior	Consists of Hot Water Heating and steam system, served by two (2) Weil Mclain steam boilers, located in 1966 section of the school. The ventilation system consists of two (2) indoor mounted air handling units complete with coil and ductwork.	The Boiler Plant serving this section of the school is in good condition. The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
	1966	2	4962.30	Masonry construction, flat roofs, brick exterior and painted block combination.		
					Evaluator's Name:	Janusz Najfeldt
					& Company:	Najfeldt Architect

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Upgrading/ Modernization (identify whether minor or major)	1993		2412.00	Reroofing completed.	The modernization was a major modernization for the mechanical system. The new hot water heating boilers were installed	The new mechanical system meets present ventilation codes and ASHRAE 62-1989 standards.
	1999			Hallways and lockers repainted in 1956 and 1961 sections.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				None		
List of Reports/ Supplementary Information	Fire alarm test conducted in 1999 Asbestos report completed in 1999					

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	Evaluation Components	Summary Assessment		Estim. Cost
1	Site Conditions	Provide new playground Expand parking lot Improve Drainage and replace some sidewalks. Provide wheelchair ramp.		\$ 175,000.00
2	Building Exterior	Replace fascias Provide weatherstripping and replace some exterior doors. Investigate further building envelope issues.		\$ 186,300.00
3	Building Interior	Replace acoustic panels in music room. Replace T-bar ceilings. Replace gym lockers and toilet partitions. Provide elevator, WC's and automatic opener.		\$ 367,700.00
4	Mechanical Systems	The existing heating system can be reused. The ventilation system (with exception of the Gymnasium located in the original school) meets ASHRAE 62-1989 Standard and present ventilation code requirements. The existing heating and ventilation system requires modifications to the gymnasium area.		\$ 50,000.00
5	Electrical Systems	The electrical distribution is in good condition. Retrofit all luminaires to new energy efficient T8 lamps and electronic ballast. Provide additional exterior lighting. Upgrade fire alarm system to current code.		\$ 388,000.00
6	Portable Buildings	None		\$ -
7	Space Adequacy:			
	7.1 Classrooms	Slightly Excessive	274.20	
	7.2 Science Rooms/Labs	Deficient	-237.80	
	7.3 Ancillary Areas	Deficient	-196.20	
	7.4 Gymnasium	Somewhat Deficient	-179.50	
	7.5 Library/Resource Areas	Somewhat Deficient	-161.10	
	7.6 Administration/Staff Areas	Deficient	-363.30	
	7.7 CTS Areas	Deficient	-157.00	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive	1260.00	
	Overall School Conditions & Estim. Costs		139.30	\$ 1,167,000.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate	\$ -
1.1.2	Outdoor athletic areas.	4	Soccer field, two baseball diamonds. Asphalt play area with five basketball hoops. Considered adequate.	\$ -
1.1.3	Outdoor playground areas, including condition of equipment and base.	2	Playground on sand base, equipment minimal and in poor condition. Replacement recommended.	\$ 95,000.00
1.1.4	Site landscaping.	4	Grass throughout, mature landscaping - adequate.	\$ -
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing around entire site, piperails in front yard. Flagpole provided - no flag. Bikestands provided.	\$ -
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Poor along south elevation of 1956 wing. Raise grade. Remainder of site has good drainage.	\$ 5,000.00
1.1.7	Evidence of sub-soil problems.	4	None	\$ -
1.1.8	Safety and security concerns due to site conditions.	4	None	\$ -
Other				\$ -

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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).	4	One vehicular access to parking lot. Visibility and safety - adequate. Wood rails around parking lot. Walkways to all access points - adequate.	\$ -
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on-site roads.	\$ -
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off site from street across playfield.	\$ -
1.2.4	Fire vehicle access.	4	From back alley and surrounding streets. Considered adequate.	\$ -
1.2.5	Signage.	4	On the building - adequate.	\$ -
Other				\$ -

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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	26 stalls for staff, 4 for visitors. (present staff 33, plus 8 after school care). Parking considered inadequate. Expand parking east of 1966 wing by 12 stalls.	\$ 54,000.00
1.3.2	Layout and safety of parking lots.	3	Issue with lack of parent drop-off area. Consider expanding parking and drop-off.	See 1.3.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt paved - good drainage.	\$ -
1.3.4	Layout and safety of sidewalks.	4	Layout good.	\$ -
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Combination of asphalt and concrete paved walks. North walkways in poor condition, replace section. Drainage good.	\$ 8,500.00
1.3.6	Curb cuts and ramps for barrier free access.	3	No ramps or curb cuts provided. Provide access ramp.	\$ 12,500.00
Other				\$ -
	Overall Site Conditions & Estimated Costs			\$ 175,000.00

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All	Concrete structure throughout, both for the main and second floors. No sign of bending or structural distress observed.	\$ -
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Concrete block and brick veneer exterior walls. Exterior brick appears to be in good condition.	\$ -
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Roof structure appears in good condition, no signs of structural distress, bending or cracks.	\$ -
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	
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	Tar and gravel roofs throughout. Appears in good condition. No reports of recent roof leakage.	\$ -
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Roof access from within building. Roof accessories appear in good condition.	\$ -
2.2.3	Control of ice and snow falling from roof.	4	All	No issues.	\$ -
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	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	All	Mostly brick, some painted block and painted pre-cast concrete beams. Mostly in good condition.	\$ -
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Galvanized fascias, functioning, but of poor appearance, provide pre-finished metal fascias.	\$ 22,500.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	1956	Air exfiltration in small gym. Damage around windows in classrooms. Complete building envelope study and effect repairs.	\$ 100,000.00
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	No issues observed or reported. All roofs internally drained. Interface of drainage systems good.	\$ -
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	1956	Small gym - cracks in plaster finish, peeling paint. Evidence of air infiltration.	See 2.3.3
			1966	Cracks on inside faces of exterior walls.	
Other					\$ -

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1966	Provide weatherstripping to all exterior doors, three sets in poor condition. Replace three sets of exterior doors.	\$ 8,800.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Door hardware in reasonable condition, all in good working order.	\$ -
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Adequate - no safety concerns. All panic hardware and closers appear in good working condition.	\$ -
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1956 1961 1966	Metal clad wood window, metal panel above, aluminum sliders below, appears adequate. Aluminum frame windows with venetian blinds. Adequate.	\$ -
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Sliding windows operational. Screens in place. No issues.	\$ -
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1956 1961	Signs of movement and paint peeling around windows in classrooms. Investigate cause and implement remedial work.	\$ 55,000.00
Other					
Overall Bldg Exterior Condition & Estim Costs					\$ 186,300.00

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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).	3	1966	Some cracks in northwest wing and hallways walls. Cracks in gym walls. Movement cracks throughout in load bearing walls. Recommend structural and /or geotechnical investigation.	\$ 100,000.00
			1961	Some cracks in classroom walls. Complete study and implement repairs.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	None, all floors appear in good condition.	\$ -
Other		2	1956	Replace acoustic panels in music room. Fabric worn badly, exposed fibreglass throughout. Unhealthy condition.	\$ 10,500.00
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	1956	Sheet flooring throughout, tile or terrazzo in entrances - good.	\$ 6,800.00
			1961	Carpet in offices, staff room carpet - poor condition, replace.	
			1966	Sheet flooring in halls and classrooms. Good condition.	
			1966	VCT tile throughout - good condition. Carpet in music room - poor - replacement recommended.	
3.2.2	Wall materials and finishes.	4	1956	Plywood dado painted plaster above - good condition.	\$ -
			1961	Wood dado and plaster above - painted. Good condition.	
			1966	Concrete block painted - good condition.	
3.2.3	Ceiling materials and finishes.	2	1956	Stippled ceilings - good condition.	\$ 107,000.00
			1961	T-Bar in classrooms, plaster in hallways - good condition.	
			1966	T-Bar throughout in poor condition in hallways. Replace T-bar ceiling tiles in common areas.	

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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	1956 1961 1966	Wood frames and wood doors - all painted. In reasonable condition. Wood doors in metal frames - both painted. Replace changerooms doors and WC doors. Doors dented and chipped Repaint frames.	\$ 7,400.00
3.2.5	Millwork	4	All	Painted plywood - older but acceptable.	\$ -
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Combination of chalkboards, whiteboards, and tackboards. All adequate.	\$ -
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	All	Metal lockers in good condition. Gym lockers in poor condition. Replace all. Six basketball hoops in main gym and in small gym.	\$ 22,000.00
3.2.8	Washroom materials and finishes.	2	All	Floor - Ceramic mosaic tile - good Walls - Ceramic tile - good. Ceilings - Drywall painted - good Metal partitions - poor - replace all	\$ 14,000.00
Other					\$ -

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost	
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</i>		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).	4	All	Appears adequate	\$ -
	3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Good, block walls throughout.	\$ -
	3.3.4	Exiting distances and access to exits.	4	All	Adequate.	\$ -
	3.3.5	Barrier-free access.	3	All	Not provided, no elevator or ramps - provide both. No barrier free washrooms - provide WC. No automatic entry - provide automatic entry.	\$ 100,000.00
	3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	1980 Materials sampling conducted. 1999 Asbestos report provided.	\$ -
	3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A			\$ -
Other						
	Overall Bldg. Interior Condition & Estim Costs				\$ 367,700.00	

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).	5	All sections	The site drainage system is surface type system and is in good condition. No water accumulation was identified around the building	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	All sections	The irrigation system does not exist. The NFHB are in fair condition.	
	4.1.3 Outside storage tanks.	N/A	All sections	None	
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and Siamese connections.	N/A		None	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5		The standpipe system is in good condition.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All sections	Fire extinguishers are in fair condition.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A	All section		
	Other				

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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).	5	All sections	Domestic water supply is from the water main in the street (municipal water supply). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	5	All sections	The domestic water supply is from the City Main. The water is treated and is in good condition.	
4.3.3	Pumps and valves (including Backflow prevention valves).	5	All sections	The domestic water circulation pumps and valves are in good condition.	
4.3.4	Piping and fittings.	5	All sections	All piping and fittings are not showing evidence of corrosion and are in fair condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All sections	All plumbing fixtures have individual isolation valves, meet all code requirements and are in fair condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All sections	The domestic hot water system consists of two (2) State, natural gas fired heaters. The capacity and conditions are good.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	All sections	The sanitary sewer system including sumps and pits is municipal type of system and is in fair condition. Storm system inside of the building is also in fair condition.	
Other					

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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	All sections	The existing heating boiler plant consist of four (4) natural gas fired Weil McClain steam boilers. The heating capacity and backup are fine.	
4.4.2	Heating controls (including use of current energy management technology).	4	All sections	The existing mechanical system is using pneumatic control system. DDC control system is applied to all components of mechanical system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	All sections	The existing combustion air is sufficient and chimney is in good condition.	
4.4.4	Treatment of water used in heating systems.	N/A	All sections		
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All sections	Each boiler is complete with low water cutoff device and remote alarm system. All are in fair condition.	
4.4.6	Heating air filtration systems and filters.	N/A	All sections		
4.4.7	Heating humidification systems and components.	4	All sections	Humidification system consist of steam boiler and steam distributors system. The system is fine.	

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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 sections	The heating system consists of steam perimeter radiation system and univents. The system is in good condition. The ductwork serving entire school is in fine condition. No modification is required to the heating system. However, the new ductwork will be required for Gymnasium in the Original Section of the school.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All sections	The thermal insulation on the existing ductwork and piping system is in good condition.	
4.4.10	Heat exchangers.	4	All sections	All heat exchangers serving air handling units and boilers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All sections	All mixing boxes are located within Mechanical Room and are in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All sections	The new hot water unit heaters are required in the large gymnasium. New ventilation system is required in the Gymnasium serving the Original School. Presently only gravity ventilation is provided to this Gymnasium.	\$50,000
4.4.13	Zone/unit heaters and controls.	5	All sections	All unit heaters and entrance forced flow heaters are complete with thermostats and are in good condition	
Other					

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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	All sections	Three (3) air handling units and Univents are serving the entire school. The air handling units and Univents can meet the present ventilation codes and the ASHRAE 62-1989 Standards.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All sections	The air handling unit is capable to provide required minimum 15.0 CFM/student of outside air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All sections	The air distribution system is via ceiling space. The air changes provided to each Classroom are set at 6 and can meet present codes.	
4.5.4	Exhaust systems capacity and condition.	5	All sections	All exhaust fans have sufficient capacity and are in good condition.	
4.5.5	Separation of out flow from air intakes.	5	All sections	Are set at min. 10 Ft. which is acceptable	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	All sections	The fume hoods serving Science Laboratories are fine.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	4	All sections	The ventilation system is using DDC pneumatic control system, which is current technology system and is in good condition.	
4.5.8	Air filtration systems and filters.	4	All sections	Air filtration system consists of med- efficiency replaceable filters, which are in fair condition.	
4.5.9	Humidification system and components.	4	All sections	The humidification system is steam type system. The entire system is fine, but not acitvated.	
4.5.10	Heat exchangers.	5	All sections	The water and gas heat exchanger is in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All sections	The ventilation distribution system and components are in fine condition.	
Other					

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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		None	
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	5			
4.7.1	Building wide/system wide control systems and/or energy management systems.	5	All sections	The existing control system is pneumatic DDC control system and is using the current energy management technology.	
	Overall Mech Systems Condition & Estim. Costs				\$50,000

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		Underground electrical service 1200A 120/208V 3 Phase 4 wire. Installed in 1967. The peak demand in the last 12 months was 194KVA = 540A The service is original and in good condition. Federal pioneer distribution and sub panels.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		The Building Lighting is in good condition. HID wall packs located around perimeter. Requires two additional roof mounted flood lights in basketball court area. Insufficient lighting. Provide additional lighting in inner court. Presently no lighting in inner courtyard.	\$1,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		Inadequate capacity to handle all staff and teachers. Total of 14 existing car plugs. Provide 5 new car plugs. Car parking note about new parking area.	\$3,000.00
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	1956	The fire alarm control panel is a Simplex 2001 and was installed in 1986. Tested on an annual basis. 16 zone panel. 1 spare zone. Provide new fire alarm panel. Existing cannot be upgraded to handle new code.	\$6,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	ALL	Emergency lighting, is in good condition. The battery packs and remote heads are mini style. Adequate lighting for path of egress.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	ALL	Exit signs are the old incandescent. Provide new energy efficient LED exits.	\$3,500.00
Other		2	ALL	There are 14 existing fire alarm bells. Provide 14 new strobe lights.	\$3,000.00

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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.	N/A			
5.3.2	Panels and wireways capacity and condition.	3	ALL	Panels are at 90% of capacity. Provide 4 new panels to accommodate new dedicated circuits. Existing panels are in good condition.	\$5,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1956	The main computer server is on UPS backup. APC 1000.	
5.3.4	General wiring devices and methods.	4	ALL	Wiring is in good condition. Original to each section. All wiring is copper run in conduit.	
5.3.5	Motor controls.	4	ALL	Controls are in good condition. Andover AC 256M Plus DDC Control system. Monitored by Catholic School Board in Central Edmonton.	
Other					
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	2	1956	Computer Lab 630 Lux; Classroom 800 Lux; Office Area 480 Lux; Gym 430 Lux; Music 850 Lux; Staff Room 800 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	\$335,000.00
			1961	Classroom 1100 Lux; Science Lab 830 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	
			1966	Classroom 800 Lux; Reflection Room 1150 Lux; Gym 310 Lux; CTS 1400 Lux; Mechanic Shop 1050 Lux; Lunch Room 1200 Lux; Corridors 500 Lux; Drama 850 Lux; Computer Lab 850 Lux; Home Economics 1000 Lux; Science 1250 Lux;	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	ALL	PCB Ballasts throughout all sections of the school. Remove and dispose of all PCB Ballasts.	\$12,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	2	ALL	Upgrade all T12 magnetic ballasts and lamps to T8 electronic ballast and energy efficient lamps. Computerized energy management system was installed for mechanical and electrical energy savings.	See 5.4.1
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	1956	There are 3 outside lines and 1 fax line. Nitsuko telephone system. Good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	ALL	P.A. System is in good condition. Dukane Petcom 2200. Cable TV. installed to each classroom. No CCTV or Satellite.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	1956	Category 5 installed 1996. Installed to Library, office and computer lab only.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1956	Free aired, strapped to surface mounted conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2	1956	General Office Server Room, no capacity for growth. There is no ventilation. Room is hot. Provide new 24 port hub and patch panel. Provide exhaust fan. Hub storage room. Adequate capacity for growth. There is no ventilation. Room is very hot. Provide new exhaust fan. Existing 48 port hub is humming. 50% capacity.	\$16,500.00
			ALL	Provide data cabling to each classroom.	
			1966	2nd Floor Science Prep Room. There is no ventilation. 48 port hub. 55% capacity. Adequate capacity for growth. Provide new exhaust fan.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	No dedicated outlets. Provide dedicated outlets in each classroom. Provide dedicated outlets for server and hub.	\$3,000.00
Other					

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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	Telsco monitoring system with motion sensors corridors and office area. The system is in good condition. Controller located in 1956 Hub storage room.	
5.6.3	Master clock system (if applicable).	5	ALL	Master clock system is controlled from central branch. All clocks are digital. Installed in 1997. Excellent condition. Digital in corridors. 120V clocks in classrooms.	
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					\$388,000.00

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>		Not Applicable	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			\$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			\$ -
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			\$ -
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			\$ -
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			\$ -
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			\$ -
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			\$ -
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			\$ -
6.1.12	Barrier-free access.			\$ -
	Overall Portable Bldgs Condition & Estim Costs			\$ -

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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	29	78.4	2274.2	25	80	2060	274.2	
7.2	Science Rooms/Labs	1	100.60	287.2	3	95	525	-237.8	
		1	81.80		2	120			
		1	104.80						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	82.70	323.8	2	130	620	-296.2	
		2	79.20		4	90			
7.4	Gymnasium (incl. gym storage)	1	305.8	793.5	1		973	-179.5	
		1	445.9						
		1	16.30						
		1	25.50						
7.5	Library/Resource Areas	1		288.9	1	280	450	-161.1	
					1	170			
7.6	Administration/Staff, Physical Education, Storage Areas			503.73	1		867	-363.27	
7.7	CTS Areas								
	7.7.1 Business Education				1		115	-115	
	7.7.2 Home Economics	1		131.7	1	160	160	-28.3	
	7.7.3 Industrial Arts	1		266.3	1	280	280	-13.7	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			3495			2235	1260	
	Overall Space Adequacy Assessment			8364.3			8225	139.3	

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Evaluation Component/ Sub-Component	Additional Notes and Comments