	School Name:	St.Elizabeth				School Code:	41
	Location:	7712 - 36 avenue Edmonton, Alberta T6K 1H7				Facility Code:	1984
	Region:	Central				Superintendent:	Dr. Dale W. Ripley
	Jurisdiction:	Edmonton RCSSD No. 40				Contact Person:	Mr. Garnet McKee
						Telephone:	(780) 453-4500 (Garnet)
	Grades:	K-VI				School Capacity:	Total 250

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	1975		2223.1	Masonry, Flat Roof	Municipal Services, gas fired domestic water heating, forced air heating, electric controls.	
Additions/ Expansions						

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

Upgrading/ Modernization (identify whether minor or major)	1993 1999		No Details Provided on Major and Minor Modernizations listed.			Minor modernization provide alternate entry into work room from corridor. Minor modernization supply and install security safe.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1979 1981 1964		167 200.2 167	Portables - Frame Flat Roofs Portables - Frame Flat Roofs Portables - Frame Flat Roofs	Forced Air furnaces.	 Now Removed Now Removed
List of Reports/ Supplementary Information	See Section 8 for complete list.						

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Generally adequate. Some concrete work, accessibility and drainage issues require work.	$33,000
2	**Building Exterior**	Generally good condition. Cold bridge detail in exterior wall likely the cause of peeling paint problem.	$27,500
3	**Building Interior**	Generally good condition. Interior finishes require attnetion. Repainting of interior is required.	$131,600
4	**Mechanical Systems**	Upgrade to ventilation and exhaust systems and building control system.Add sump pump	$233,700
5	**Electrical Systems**	Overall the electrical system is in good working order with no major concerns. A recommendation to look at upgrading the interior fixtures to energy efficient ballasts and 32W fluorescent tubes. Additional receptacles should be installed in classrooms for future electronic usage.	$107,200
6	**Portable Buildings**	Furnaces are at the end of serviceable life.	$23,000
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus 212.4S.M.	
	7.2 Science Rooms/Labs	Deficient 190 S.M.	
	7.3 Ancillary Areas	Deficient 143.6 S.M.	
	7.4 Gymnasium	Surplus .8 S.M.	
	7.5 Library/Resource Areas	Deficient 68.5 S.M.	
	7.6 Administration/Staff Areas	Deficient 52.4 S.M.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient 251.9S.M.	
	Overall School Conditions & Estim. Costs	School in need of Arch., Mech., and Elec., work Overall Area surplus of 157.4 S.M.	$556,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Appears to be adequate expansion potential to north and north west.	
1.1.2	Outdoor athletic areas.	4	Winter conditions, snow cover makes assessment difficult. No apparent signs of problems.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Winter conditions make assessment difficult. Custodian indicated playground equipment unstable and in need of repair.	$5,000
1.1.4	Site landscaping.	4	Winter conditions make assessment difficult. Shrubs/trees limited - some south side of school and in play areas.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Generally O.K. Checking in wood guards at parking area.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	A number of flush entrance conditions give some drainage problems - especially south west side of gym.	$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 problems evident.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Two pedestrian access. Design appears acceptable. Vehicular access to parking only. Single entrance - it appears as if second entrance blocked off with waste bins.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	Parking only.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off site. City of Edmonton streets.	
1.2.4	Fire vehicle access.	4	School situated in close proximity to streets. Fire vehicles can gain access to back area of school through unfenced portions - although there are no designated access points/fire lanes.	
1.2.5	Signage.	3	Painted plywood sign on Gym is in poor condition	$2,000
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	21 stalls - 18 reserved, 3 visitor, all with plugs. No designated stall for disabled. Designate stall with signage.	$1,000
1.3.2	Layout and safety of parking lots.	4	Seems acceptable.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Winter conditions make assessment difficult. No problems reported.	
1.3.4	Layout and safety of sidewalks.	3	Custodian indicated outdoor areas with concrete blocks on concrete/brick pavers are hazardous	Cost in 1.3.5
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete / concrete block / concrete pavers. Lipped conditions make play areas hazardous according to custodian. Winter conditions make assessment difficult.	$10,000
1.3.6	Curb cuts and ramps for barrier free access.	3	Main school entrance not accesible. All other entrances are generally at grade although there may be a 1/2" to 1" lip. Provide ramp.	$5,000
Other				
	Overall Site Conditions & Estimated Costs			$33,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	**Overall Structure**		**Bldg. Section**	**Description/Condition**	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1975	There are a few areas in the building where there is evidence of slab settlement/ movement. None appear significant or new or cause for concern. Cracking evident in floor finish near S.E. entrance and stairs to stage.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1975	Wall cracking at head condition block walls doors to portables. Cracking at a couple of other conditions probably due to differential settlement. Repair cracks.	$5,000
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1975	No evidence of problems.	
Other		N/A			

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**	**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	1975	No inspection reports provided. Roof not accessed due to winter conditions. Custodian indicated leaks are dealt with immediately. Roofing Projects - revised July 22, 1999 document does not indicate any re-roofing at St. Elizabeth.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1975	Roof not accessed due to winter conditions. No evidence of problems from a grade perimeter inspection.	
2.2.3	Control of ice and snow falling from roof.	4	1975	All flat roofs. No problems expected or evident.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	1975	None present.	
Other					

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	1975	Painted concrete block, smooth and ribbed, pre-finished metal, pre-cast concrete 'fin' jamb element most of school. Stucco (aggregate) at gym. Exterior Insulation finish system school west side. Generally good condition. Repainted 2 years ago.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1975	Pre-finished metal cap flashing, painted gypsum wall board soffit or pre-finished metal soffit - good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	1975	Generally no evidence of problem other than that indicated in 2.4.6	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1975	All interior drains.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	1975	Peeling paint in a number of areas probably due to poor insulation value of wall.	See costs 2.4.6
Other					
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	1975	Generally solid core wood with painted finish. Main entrance doors have GWG panel. Exterior door gym requires replacement.	$1,500

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	1975	No obvious signs of problems.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1975	Panic hardware noted on all exit conditions.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1975	Windows 25 years old but generally in good condition. One unit appears to have the joints taped to prevent air infiltration. May require repair. Aluminium windows with opening top-lite (opaque)	$1,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1975	Top of window is 9 FT above floor which means opening mechanism requires special hook. Awkward but seems to work.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1975	Block construction combined with pre-cast concrete 'fin', jamb detail which is a cold bridge condition seems to have resulted in some paint peeling problems especially noticeable Rms. 105,106. It appears as if Exterior Insulation finish system. has been applied to west elevation perhaps as a test to see whether this can eliminate the problem. Allowance for finishing remaining areas.	$20,000
Other					
	Overall Bldg Exterior Condition & Estim Costs				$27,500

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	1975	A number of conditions where differential settlement has causes cracking in walls. Repair cracks painted surface.	$2,000
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1975	Generally O.K. Some cracking evident in monolithic floor finish which seems to be very unforgiving to movement. Repair cracks.	$2,000
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	1975	VCT or carpet. Strip wood floor in gym. Generally speaking although 25 years old in good condition.	
3.2.2	Wall materials and finishes.	3	1975	School scheduled for interior repaint in 2001. Painted block or painted GWB. Need for repaint evident in a number of areas particular doors and frames	$28,600
3.2.3	Ceiling materials and finishes.	3	1975	T-bar suspended acoustic soiled, stained damaged in a number of areas. Stained by SA grilles. Ceiling in gym OWSJ and metal deck. Allowance for 30% replacement of ceiling tile.	$16,000
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	3	1975	A number of doors throughout school with excessive chipped bottom edges/surfaces. Allowance for replacement of 10. Repaint all doors and frames.	$20,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	1975	Library fixed elements dated and in need of upgrading. Cupboard doors E.C.S. room badly chipped. Some delaminating of plastic laminate or linoleum inset surface. Generally plastic laminate and/or painted wood.	$30,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1975	Generally no indications of problems.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1975	No indications of problems. Library, computer facilities seem limited.	
3.2.8	Washroom materials and finishes.	3	1975	Painted block, or plaster walls, monolithic acrylic floor, painted gypsum wall board ceiling. Movement in floor slab has caused some cracking in floor/base. Repair. 3 stalls in boys in poor condition.	$5,000
Other		3	1975	Allowance for Architectural work related to Mech. Upgrades	$20,000
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1975	Block construction, steel joists, metal deck. Non-combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1975	Evidence of fire separations at mechanical room, incineration room, smoke barriers in corridor near gym.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1975	Corridor exterior walls block construction 1 1/2 hr. doors noted at mechanical room and former incinerator room (now storage).	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.4	Exiting distances and access to exits.	4	1975	No problems evident or excessive distances other than exit conditions at portable (I.e. steps, see section 6)	
3.3.5	Barrier-free access.	3	1975	Steps at main entrance. Barrier free stalls in boys and girls by gym. Upgrade fixtures and provide ramp. Stage area not accessible.	$3,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	1975	No audit provided. Conduct hazardous materials audit.	$5,000
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1975	No problems indicated by staff.	
Other		F.I.	1975	Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses St. Elizabeth a "Unsatisfactory/Inappropriate" related to Code issues. While compliance with 1997 Code is not a requirement now, the alterations identified in this report may in the eyes of the Plans examiner be considered substantial alterations to the building and compliance then a requirement. Costs for compliance have not been identified.	
	Overall Bldg Interior Condition & Estim Costs				$131,600

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	**Mechanical Site Services**				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	All	Sanitary drainage from the building is discharged into the municipal sanitary sewer system. Site storm water is via roof drains into the sites storm sewer system. A catch basin is located in the parking lot on the south face of the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	Hose bibs located around the building. No problems noted.	
4.1.3	Outside storage tanks.	N/A	All		
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4	All	Municipal fire hydrant located within acceptable distance from the building.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Fire hose cabinets are located throughout the building have good access.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	**Description/Condition**	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	All	Municipal water supply is located in the mechanical room. Pressure,quality and volume of system appears adequate.	
4.3.2	Water treatment system(s).	N/A	All		
4.3.3	Pumps and valves (including backflow prevention valves).		All	No problems noted.	
4.3.4	Piping and fittings.	4	All	Supply piping and valves are in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Plumbing fixtures are aged but in good working order. Flush valve back supports poor in most washrooms. Add flush valve supports.	$5,000
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	DWH. Is Jetglass model M85 168-JSB-3N, 83 us gal capacity plus a storage tank adjacent. The system also uses a circulating pump to deliver hot water throughout the building. No problems noted. DWH replace in 1995.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	All	Sump under furnaces serving the gym floods in spring, portable pumping used when detected. No pump installed. Install new pump.	$2,000
Other		N/A	All	N/A	$0

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	
4.4.1	Heating capacity and reliability (including backup capacity).	3	All	Heating for the building is provided by (13) thirteen Lennox gas fired warm air furnaces, warm air provided to individual areas. All units have a common return air system and outside air provision. The system is nearing the end of serviceable life. Replace heating system with new forced air heating system.	$100,000
4.4.2	Heating controls (including use of current energy management technology.	3	All	Heating controls are original electric controls. Some components have reached the end of serviceable life.	Costs included in 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Adequate combustion air is provided and chimneys are in good condition.	
4.4.4	Treatment of water used in heating systems.	N/A	All		
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A	All		
4.4.6	Heating air filtration systems and filters.	4	All	Dry media filters are maintained on a regular basis.	
4.4.7	Heating humidification systems and components.	3	All	Wet drum type humidifiers are installed to serve only some areas. Systems are at the end of serviceable life.	$10,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	All	Heating distribution ductwork is in good condition and no deficiencies noted.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Insulation is in good condition.	
4.4.10	Heat exchangers.	N/A	All		
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	No problems noted.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All	Temperature variations were noted in some areas, this is consistent with this type of system. System should be redesigned during system replacement.	See 4.4.1
4.4.13	Zone/unit heaters and controls.	4	All	Heaters and controls are in good condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**		**Bldg. Section**	**Description/Condition**	
4.5.1	Air handling units capacity and condition.	N/A	All	Ventilation by warm air furnaces.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	All	Data not available on cfm and occupancy. Systems were designed to standards applicable at the time of construction which are significantly less than current standards. Systems do not have the capacity to meet current standards.	Included in 4.4.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	All	Warm air is distributed throughout the building via galvanized ductwork and ceiling diffusers or grilles. Air is supplied to the gymnasium under floor, the floor/baseboard grilles are damaged and blocked, affecting performance, replacement required. Duct	$40,000
4.5.4	Exhaust systems capacity and condition.	3	All	Washroom exhaust systems are in poor condition, fans are marginal. Replace fans.	$10,000
4.5.5	Separation of out flow from air intakes.	4	All	Adequate separation was noted between exhaust and intake air systems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A	All		
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).	N/A			
4.5.8	Air filtration systems and filters.	N/A			
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	**Cooling Systems**		**Bldg. Section**	**Description/Condition**	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	**Building Control Systems**		**Bldg. Section**	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	All	Building controls are electric and have reached end of serviceable life. Replace with new EMCS system.	$66,700
	Overall Mech Systems Condition & Estim. Costs				$233,700

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	All	600A main distribution 120/208v 3phase. Distribution CDP is at about 80% capacity. Main distribution fed from padmount transformer.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	Exterior lighting is adequate for safety purposes. Lighting consists of both Incandescent lights and HPS lighting.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Vehicle plug-ins meet requirements for the number of staff. Total of 11 duplex receptacles, all in good condition.	
Other					
5.2	Life Safety Systems		**Bldg. Section**	**Description/Condition**	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	Simplex 4002 system, non addressable. 10 Zones are in use. The system was recently tested.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	Existing emergency lights are twin head with remote batteries found throughout the building. All batteries are tested monthly, and replaced or fixed as required. Mechanical room requires emergency lighting.	$1,200
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	All exit lighting throughout main school are in adequate locations. Exits are not connected to battery power. Exit lights are incandescent.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		**Bldg. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	3	All	Recommend surge protection	$5,000
5.3.2	Panels and wireways capacity and condition.	4	All	All panels are in good condition. All panels are at approximately 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.	3	All	All wiring is in good condition. Wiring consists of mainly conduit All classrooms have limited receptacles and more are required.	$12,000
5.3.5	Motor controls.	4	All	All motor controls are easily accessible and are all marked appropriately.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		**Bldg. Section**	**Description/Condition**	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	Interior lighting consists of all magnetic ballasts and 40w fluorescent tubes. Lighting appears to be original with no upgrades. Lighting levels within the classrooms, library and computer classroom meet IES standards for schools. Levels: Classrooms 400-500 lux, Offices 400-500 lux, Gymnasium 400-450 lux, Computer classroom 500-600 lux,/library 500-700 lux. Replacement of fixtures where Architects requested to replace t-bar in school (535.5m) with energy efficient lighting.	See 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No concerns	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	All lighting should be looked at for energy consumption savings. The lighting fixtures could be replaced with new energy efficient ballast and 32W fluorescent tubes. All exit lights should be upgraded to LED type	$89,000
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 5 incoming lines including fax line.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Existing public address system is model new Dukane 3200 complete with tuner and tape deck.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	School has all new category 5 cabling installed.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	All new cabling in surface plastic mold or installed in conduit c/w dual and quad wall jacks.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Existing telecommunication point is located within the electrical room. Telecommunications board has room for growth and is easily accessible. Older style terminal blocks as well as new BIX blocks are used.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	New hub can be found in the school. All computers are on dedicated circuits.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		**Bldg. Section**	**Description/Condition**	
5.6.1	Site and building surveillance system (if applicable).	N/A		N/A	
5.6.2	Intrusion alarms (if applicable).	**4**		School is equipped with a security system consisting of motion sensors.	
5.6.3	Master clock system (if applicable).	N/A			
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				$107,200

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		Portable Ages - 1964, 1979, 1981	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No evidence of excessive movement.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Roof not accessed due to winter conditions. No problems identified by staff.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	No specific problems identified. Stained wood siding.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Combination wood and pre-finished metal. Good condition.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Some stained, damaged tiles in portable #123. Replace. VCT floors, battened walls. Good condition.	$1,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Very limited fixed millwork. Generally good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	No obvious signs of problems.	
6.1.8	Heating system.	3	A ducted gas fired forced air furnace supplies heating and ventilation air to one portable classroom. There are two portables. The systems are nearing the end of serviceable life.	$20,000
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	4	FPE panel in portable is at about 80% capacity. Portables have twin head battery pack emergency lighting. Portables are equipped with category 5 cable. Lighting consists of 2 lamp 40W magnetic ballast wrap around fixtures.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A	None	
6.1.12	Barrier-free access.	3	Ramp up is very steep - no railing. Provide railing. Steps at portable exits.	$2,000
	Overall Portable Bldgs Condition & Estim Costs			$23,000

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8		612.4	5	80	400	212.4	
7.2	Science Rooms/Labs				2	95	190	-190	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		166.4	1 2	130 90	310	-143.6	
7.4	Gymnasium (incl. gym storage)	1		473.8			473	0.8	
7.5	Library/Resource Areas	1		111.5	1	180	180	-68.5	
7.6	Administration/Staff, Physical Education, Storage Areas	16		318.6			371	-52.4	
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)	7		707.4			718	-10.6	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			2390.1			2642	-251.9	

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. Elizabeth a 2 or unsatisfactory or inappropriate 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.
List of Reports/ Supplementary Information	Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 Inventory of Core School Buildings – Edmonton Catholic School District Summary From Alberta Education School Buildings Service Areas in m2 Roofing Projects Revised July 22, 1999 1997 B.Q.R.P. 1998 B.Q.R.P. 1996 B.Q.R.P. 1995 B.Q.R.P. 1993 B.Q.R.P. Heating, 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 Data Sheets Father Leo Green School 90/10/1? Mini-Plans Father Leo Green School 1967 – Last Rev. Nov.1974