School Name: St. Gerard School
Location: 12415 85 Street
Edmonton, Alberta
Region: Central
Jurisdiction: Edmonton RCSSD No. 40

Grades: K to 6

School Code: 8022
Facility Code: 1966

Superintendent: Dr. Dale W. Ripley
Contact Person: Mr. Garnet McKee
Telephone: 1-780-453-4500 (Garnet)

School Capacity: 230

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	1953	One	695.2	Wood / steel structure on concrete foundation. Wood frame exterior walls with brick veneer exterior finish and painted gypsum board interior finish. Wood frame interior walls with painted gypsum board finish. This section has a built up asphalt and gravel roof over most of it. The south vestibule has a sloped roof which is done in roll roofing.	Gas fired boilers (original 1953 coal fired) provide hot water heating, using Herman Nelson Units. There is no air supply system.	The original 1950 section was demolished several years ago. The heating and ventilating systems should be upgraded.
Additions/ Expansions	1958	Two	1839.5	Wood / steel structure and load-bearing concrete block on concrete foundation. Concrete block exterior walls with brick veneer exterior finish at some locations and painted concrete block interior finish. Painted concrete block interior walls generally but some wood frame walls finished with painted gypsum board. This section has an asphalt roof with masonry pavers ballast.	Gas fired boilers (original 1953 coal fired) provide hot water heating, using Herman Nelson Units. Exterior wall ventilation units serve this section, except for the gym, which has a Siroco unit.	The heating and ventilating systems should be upgraded.

Evaluator's Name: Merv Weiss & James Dykes
& Company: **Kasian Kennedy**

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
Additions/ Expansions (cont'd)	1958	two	60.2	Wood frame structure with load-bearing masonry and load-bearing wood walls. Stucco cladding to exterior. Painted gypsum board finish to interior. This section has a built-up asphalt and gravel roof.	Tied in to the 1958 system.	This work was done to enclose the external stairway
Upgrading/ Modernization (identify whether minor or major)	1996			Provided electrical and network for computers.		Minor Modernization
	1997			Upgraded staff room kitchen and electrical service.		Minor Modernization
	1997			Created office in second floor computer classroom.		Minor Upgrading
	1999			Supplied and installed security safe.		Minor Upgrading
Portable Structures (identify whether attached/ permanent or free-standing /relocatable)	Not Known		85.8	There is one free-standing relocatable portable. The Division identifies this unit as Portable No. 191.	Gas fired furnace.	
Total Area - Sq.M			**2680.7**			

List of Reports/ Supplementary Information	Leased out area = 0 Gross capacity is 230 - 15 for ESL and Special ED = 215 net capacity Enrollment is at 175 or 81.39% of net capacity

	Evaluation Components	Summary Assessment	Estimated Cost
1	**Site Conditions**	The site is in good condition throughout with no notable deficiencies.	$500
2	**Building Exterior**	The building exterior is in very good condition with no notable deficiencies.	$2,500
3	**Building Interior**	There seems to be a recurring problem with wear of the vinyl stair treads and there are some isolated areas where floor finishes should be replaced. Generally the building interior is in very good condition and is well maintained.	$7,400
4	**Mechanical Systems**	The 1953 section has serious heating and ventilating deficiencies and some minor plumbing upgrading requirements. The 1958 section has some major ventilation deficiencies. This school has no humidification or air conditioning. The cost to add air conditioning is **not** included in the estimate. It would require an additional $67,000 to air condition this facility.	$279,000
5	**Electrical Systems**	Main distribution panel and branch circuit panels are antiquated/obsolete; parts no longer available. The existing 400 amp; 120/240V, 1 phase service has no spare room for breakers. Pad mounted transformer is located too close to the building entry on the south side. Existing service should be upgraded to 120/208V, 3 phase, 4 wire; estimated to be 800 amps. There have been no energy upgrades; recommend T8 lamps, electronic ballast, LED exit and HID lighting in gym.	$128,000
6	**Portable Buildings**	The portable on this site is designated as Portable No. 191. It is a wood frame building on masonry piers and is in good condition with no notable deficiencies.	$2,000
7	**Space Adequacy:**		
	7.1 Classrooms	(+) 9.6	
	7.2 Science Rooms/Labs	(-) 95	
	7.3 Ancillary Areas	(-) 264.4	
	7.4 Gymnasium	(+) 91.4	
	7.5 Library/Resource Areas	(+) 13	
	7.6 Administration/Staff Areas	(-) 38.4	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	(+) 983.5	
	Overall Space Adequacy Assessment	**(+) 690.7**	
	Overall School Conditions & Estimated Costs	Architectural and structural conditions are good, but the Mechanical and Electrical systems need to be upgraded. This school has no humidification or air conditioning.	**$419,400**

Section 1	Site Conditions	Rating	Comments/Concerns	Estimated Cost
1.1	**General Site Conditions**			**$0**
1.1.1	Overall site size.	4	Adequate	
1.1.2	Outdoor athletic areas.	4	There is a soccer field and two softball diamonds on the site. All are in good condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	There is a playground with a climbing apparatus in the south east corner of the site. All are in good, well maintained condition.	
1.1.4	Site landscaping.	4	There are no notable problems with site landscaping.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Site fencing and accessories are in good condition with no notable deficiencies.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	The site is well planned with respect to surface drainage. No evidence of ponding or icing were evident at the time of the inspection.	
1.1.7	Evidence of sub-soil problems.	4	None to report	
1.1.8	Safety and security concerns due to site conditions.	4	No safety concerns to report.	
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			**$500**
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	There are no on-site vehicle pull-off zones with the exception of the on-site staff parking area. The south vestibule is accessible directly from this parking area.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	The on-site parking area is a gravel surface. It has positive drainage toward a catch basin and does not seem to be experiencing any drainage problems.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	There are no on-site bus lanes and drop-off areas. 83rd Street is used for this purpose.	
1.2.4	Fire vehicle access.	4	The west, south and east sides of the site are bordered by city streets. Only the north side of the site has no vehicle access.	
1.2.5	Signage.	3	The building identification sign can only be seen from the north end of 85th Street, which is a relatively light traffic street. An identifying sign on 124th Avenue would serve the school better, as this seems to be a busier thoroughfare.	$500
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estimated Cost
1.3	**Parking Lots and Sidewalks**			**$0**
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	There are 14 parking stalls available for staff and visitors. These are situated on site south of the original (1953) section of the school.	
1.3.2	Layout and safety of parking lots.	4	No problems to report.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	The parking lot is a gravel surfaced lot. It has positive drainage to an internal catch basin.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks have been layed out so that pedestrians are visible to traffic in the area. Students being dropped off by busses have to either cross the athletic fields to get to the school or walk around them to the north or the south. The south route is passable via city sidewalks. The north route is passable only by walking on the grassed utility right of way.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Sidewalks are all cast-in-place concrete. All sidewalks have positive drainage (cross-fall) and there was no evidence of icing.	
1.3.6	Curb cuts and ramps for barrier free access.	4	There are no curb cuts in the city sidewalks surrounding the site. Barrier free access to the building is only attainable if a person is dropped off within the on-site parking area and then only via the south vestibule of the original (1953) section of the building.	
Other				
	Overall Site Conditions & Estimated Costs		The site is in good condition throughout with no notable deficiencies.	**$500**

Section 2	Building Exterior	Rating	Comments/Concerns		Estimated Cost
2.1	**Overall Structure**		**Building Section**	**Description/Condition**	**$0**
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		The 1953 section is a combination wood / steel frame structure on cast-in-place concrete foundations. There is little or no evidence of settlement. The 1958 section is a combination wood / steel structure with load-bearing concrete block walls on cast-in-place concrete structure. The is some evidence of settlement at the threshold of the north doors to the gymnasium. Photo No. 1 shows this condition.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		There are some occurrences of cracking in the Library (1953 Section) primarily at the ceiling / wall juncture. Photo No. 2 shows on condition of this nature.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No evidence of structural problems with roof assemblies.	
2.1.4	Control/expansion joints.	4		No evidence of control or expansion joint problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estimated 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 states of repair.***		**Building Section or Roof Section**	**Description/Condition/Age**	**$2,500**
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		The 1953 section was re-roofed in 1989. The section over the south entry vestibule is sloped and is roll roofing of some type. The remaining portions of this section are built-up asphalt and gravel roofing. All are in good condition.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3		The 1958 section was re-roofed in 1986. Roof surfaces are asphalt overlaid with masonry pavers. There are no roof leaks at this time but there is a great deal of organic material and growth on these surfaces. Photos Numbered 3, 4, and 5 show this condition.	$1,000
2.2.3	Control of ice and snow falling from roof.	3		Ballast has washed away from the roof drain north of the south entry vestibule on the 1953 section of the building. Photo No. 6 shows this condition.	$500
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	2		Extensions have been broken off of most vent stacks on the 1958 section of the building. Photo No. 5 shows two examples of this condition.	$1,000
Other		4		No areas of concern noted.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estimated Cost
2.3	**Exterior Walls/Building Envelope**		**Building Section**	**Description/Condition**	**$0**
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, efflorescence, water stains).	4		No problems to report.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		No problems to report.	
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		No problems to report.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		No problems to report.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No problems to report.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estimated Cost
Other					
2.4	**Exterior Doors and Windows**		**Building Section**	**Description/Condition**	**$0**
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Routine general maintenance (painting) of exterior wood doors is required. All are in good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		No problems to report.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		No problems to report.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		No problems to report.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		No problems to report.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No problems to report.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estimated Cost
Other					
	Overall Building Exterior Condition & Estimated Costs			The building exterior is in very good condition with no notable deficiencies.	**$2,500**

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estimated Cost
3.1	**Interior Structure**		**Building Section**	**Description/Condition**	**$200**
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		There are some isolated conditions of cracking at ceiling and wall junctions. This is most evident in the library (1953 Section). This is not a cause of concern at this time. Photo No. 2 shows this condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2		There is evidence of a settlement / heaving problem at the threshold of the north doors from the gymnasium. This forms a trim hazard in its present state. Photo No. 1 shows the condition presently.	$200
Other					
3.2	**Materials and Finishes**		**Building Section**	**Description/Condition**	**$5,200**
3.2.1	Floor materials and finishes.	4		Flooring is being replaced as necessary. It is generally in good condition throughout.	
3.2.2	Wall materials and finishes.	4		No problems to report.	
3.2.3	Ceiling materials and finishes.	4		No problems to report.	
3.2.4	Interior doors and hardware.	4		No problems to report.	
3.2.5	Millwork	4		No problems to report.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		No problems to report.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3		Many locker doors worn and damaged. Locker bodies are in good condition. Photos Numbered 7 and 8 show this condition.	$5,200
3.2.8	Washroom materials and finishes.	4		Washroom finishes are appropriate and are in good condition throughout.	
Other					

			Building Section	Description/Condition	$2,000
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.***				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		The 1953 section of the building is a combination of wood frame and steel frame, all on cast-in-place concrete foundations. It is not sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Most of the 1958 section of the building is wood frame with load-bearing concrete block on cast-in-place concrete foundations. The gymnasium section is steel frame with load-bearing concrete block on cast-in-place concrete foundations. It is not sprinklered.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Stairwells are isolated from corridors by assemblies of solid core wood doors in pressed steel frames. Doors and frames do not bear a fire resistance label but seem to be performing as rated assemblies.	
				Classroom doors and frames do not bear a fire resistance rating and are not fitted with self closing hardware. Walls surrounding classrooms are full height concrete block.	
3.3.4	Exiting distances and access to exits.	4		Appears to conform to code.	
3.3.5	Barrier-free access.	3		Barrier free access to the building is available at all entrances. The south entrance would be the most likely drop-off point and there is a set of stairs within this vestibule. A ramp which does not meet current codes, has been constructed in this vestibule. Photo No. 9 shows this ramp.	$2,000
3.3 Cont'd	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety***		**Building Section**	**Description/Condition**	

	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.				
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		There were no hazardous materials audits available at the time of the inspection.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)				
Other					
	Overall Building Interior Condition & Estimated Costs			There seems to be a recurring problem with wear of the vinyl stair treads and there are some isolated areas where floor finishes should be replaced. Generally the building interior is in very good condition and is well maintained.	**$7,400**

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estimated Cost
4.1	**Mechanical Site Services**		**Building Section**	**Description/Condition**	**$4,000**
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1953	All site drainage by surface; no catch basin for collection of storm water	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	3	1953 1958	No exterior hose bibbs 2 exterior hose bibb locations - acceptable	$4,000
4.1.3	Outside storage tanks.	N/A	1953 1958		
Other					
4.2	**Fire Suppression Systems**		**Building Section**	**Description/Condition**	**$0**
4.2.1	Fire hydrants and siamese connections.				
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1953 1958	Standpipe/fire hose system throughout school. Double check assembly off water meter for hose/standpipe system.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1953 1958	Adequate fire extinguishers are distributed throughout the school.	
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		Estimated Cost
4.3	**Water Supply and Plumbing Systems**		**Building Section**	**Description/Condition**	**$5,000**
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1953 1958	2" water service with bypass N/A	
4.3.2	Water treatment system's).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	3	1953	Heating pumps (2) Century base mounted (CS-192C-F)	$5,000
		4	1958	Heating pumps (2) Armstrong inline (Serial 6403), located in 1953 mechanical room)	
4.3.4	Piping and fittings.	4	1953 1958	Piping looks good, no apparent leak problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1953 1958	Fixtures are old but in good shape throughout.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	1953	Water heater replaced 1993, State #SBT 75 120 NE8F D CGA, 108,000 input	
		4	1953	Grundfos circulation pump UP-43-75	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1953 1958	Municipal sanitary sewer system; building has weeping tile pits.	
		4	1953 1958	Municipal storm water splashed to grade Storm water piped to City mains.	
Other		4	1914	Building gas service, 3" diameter incoming; 4" diameter after meter.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estimated Cost
4.4	**Heating Systems**		**Building Section**	**Description/Condition**	**$120,000**
4.4.1	Heating capacity and reliability (including backup capacity).	2	1953	Gas fired boilers (hot water) (original 1953), original coal fired; no nameplate available. Reliance Welding Works manufacturer. Recommend replacement of system	$120,000
4.4.2	Heating controls (including use of current energy management technology.	4	1953 1958	Individual room control (pneumatic) DDC.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1953	36" x 10" combustion air; chimney is in good shape.	
4.4.4	Treatment of water used in heating systems.	4		Heating treatment up to date; Dearborn Chemicals #545.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1953	Okay	
4.4.6	Heating air filtration systems and filters.	4		Regularly replaced.	
4.4.7	Heating humidification systems and components.	1	1953 1958	No humidification system.	Refer to 4.5.9
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	2	1953 1958	Herman Nelson Units; some units with fresh air; some units have no fresh air.	Refer to 4.4.1
4.4.9	Heating piping, valve and/or duct insulation.	4	1953 1958	Piping is insulated; no major problems or leaks, valving appears to be okay.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1953 1958	Some rooms cold; other rooms run hot at times.	Refer to 4.4.1
4.4.13	Zone/unit heaters and controls.	4	1953 1958	Units are old but are working.	
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estimated Cost
4.5	**Ventilation Systems**		**Building Section**	**Description/Condition**	**$150,000**
4.5.1	Air handling units capacity and condition.	1	1953 1958	No supply air system.	$130,000
			1958	Canadian Sirocco ventilation unit (gymnasium only); no nameplate information. Acceptable	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	1	1953 1958	Fresh air through exterior wall ventilation units. Minimum fresh air for occupant load (gymnasium) No supply air system (classrooms)	Refer to 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	1	1953	No air supply distribution system	Refer to 4.5.1
			1958	Air distribution system through gymnasium (no distribution thru classroom areas).	
4.5.4	Exhaust systems capacity and condition.	1	1953 1958	Inadequate washroom exhaust.	Refer to 4.5.1
4.5.5	Separation of out flow from air intakes.	N/A	1953		
		4	1958	Adequate separation	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
4.5.7	Ventilation controls (including use of current energy management technology).	4	1953 1958	DDC pneumatic system, controls air compressor; no nameplate, pneumatic system appears to be working.	
4.5.8	Air filtration systems and filters.	N/A	1953		
		4	1958	Filters changed regularly.	
4.5.9	Humidification system and components.	1	1953 1958	No humidification system.	$20,000
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).				
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estimated Cost
4.6	**Cooling Systems**		**Building Section**	**Description/Condition**	**$0**
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**		**Building Section**	**Description/Condition**	**$0**
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1953 1958	DDC Andover control system.	
		4	1953	Controls compressor in boiler room; no nameplate	
	Overall Mechanical Systems Condition & Estimated Costs			The 1953 section has serious heating and ventilating deficiencies and some minor plumbing upgrading requirements. The 1958 section has some major ventilation deficiencies.	**$279,000**

Section 5	Electrical Systems	Rating	Comments/Concerns		Estimated Cost
5.1	**Site Services**		**Building Section**	**Description/Conditions**	**$30,000**
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	3		400 amp; 120/240V, 1 phase as manufactured by amalgamated electric. No spare room for breakers. Located in 1953 portion vestibule, west entry; underground; pad mount located south side. Vintage 1953; see comments	$30,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Location all mandoors; source high pressure sodium; photo cell controlled.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Time clock controlled/override switch in janitor's office; 10 duplex; wp covers are broken.	
Other					
5.2	**Life Safety Systems**		**Building Section**	**Description/Condition**	**$0**
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4		System - 13 years old. Edwards 6500; System verified August 26, 1999; 11 zones hardwired system; 1 spare; Audible signal only no visuals.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Corridor/stairwells adequate.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Exit lights complete with emergency battery pack adequate.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estimated Cost
5.3	**Power Supply and Distribution**		**Building Section**	**Description/Condition**	**$28,000**
5.3.1	Power service surge protection.	3		No protection on main. Recommend TVSS	$4,000
5.3.2	Panels and wireways capacity and condition.	3		Majority of panels are full. Panels are dated. Load centres have been added sub fed from original panels.	$18,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3		Surface conduit for all upgrades, fire alarm/power receptacle; Main/second floors; Broken U-ground on majority of receptacles.	$3,500
5.3.5	Motor controls.	3		Local starters; Square D; dated; Boiler room local starters for pumps	$2,500
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estimated Cost
5.4	**Lighting Systems**		**Building Section**	**Description/Condition**	**$67,500**
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3		Surface mounted 2 lamp fixtures c/w wrap around lens, T-12 lamps in all classrooms complete with line voltage control. 1953 portion old fluorescent BAT Wings, T12 fixtures. Three level control in all classrooms. Lighting levels are adequate as per Alberta Infrastructure Guidelines except in the following areas: General Office - 388 lux; Gym - 213 Lux; Washroom - 250 lux; Corridor 1156 lux, 1958 main floor; Corridor 191 lux - 1953 main floor; Corridor 219 lux - 1958 second floor.	Ref. 5.4.3
				Branch circuit wiring for lighting to be checked for 90 deg. XL wiring to meet code.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	F1		In the 1953 portion, BAT Wing fixtures may contain PCBs.	
5.4.3	Implementation of energy efficiency measures and recommendations.	2		No energy upgrades; recommend T8 lamps, electronic ballast, LED exit. Provide HID lighting in gym (metal halide source)	$67,500
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estimated Cost
5.5	**Network and Communication Systems**		**Building Section**	**Description/Condition**	**$2,500**
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	3		Located in boiler room. 1953 portion terminals are dated.	$2,500
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		PA system as manufactured by Bogen with spare zones, CCTV-NA, TV cabling in boiler room, 1953 portion	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cabling Cat. 5	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		In conduit secured to walls. Cable management in sever rooms, second floor.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Room size, old storage room (small. Ventilation - yes. No future. Cabling Nordx/CDT, 4 pair, 24 AWG, DFC patch cards; Cabling for computer, Cat. 5.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		New panel provided for computers on second floor.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estimated Cost
5.6	**Miscellaneous Systems**		**Building Section**	**Description/Condition**	**$0**
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4		Yes	
5.6.3	Master clock system (if applicable).	4		120volt plug-in; no master.	
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**		**Building Section**	**Description/Condition**	**$0**
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 Electrical Systems Condition & Estimated Costs			Main distribution panel and branch circuit panels are antiquated/obsolete; parts no longer available. The existing service should be upgraded. There have been no energy upgrades.	**$128,000**

Section 6	Portable Buildings	Rating	Comments/Concerns	Estimated Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No problems to report.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No problems to report.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	No problems to report.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No problems to report.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	No problems to report.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	No problems to report.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	No problems to report.	
6.1.8	Heating system.	4	Gas fired furnace. No problems to report	
6.1.9	Ventilation system.	4	No problems to report.	
6.1.10	Electrical, communication and data network systems.	4	No problems to report.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No problems to report.	
6.1.12	Barrier-free access.	3	There is no barrier free access to this portable. Such could be achieved through use of an exterior ramp when the need arises.	$2,000
	Overall Portable Buildings Condition & Estimated Costs		**Good condition**	**$2,000**

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	4	48.00	409.60			400.00	9.60	Gross capacity is 230 - 15 for ESL and Special ED = 215 net capacity
		2	54.80						Enrollment is at 175 or 81.39% of net capacity
		2	54.00						
7.2	Science Rooms/Labs						95.00	-95.00	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	45.60	45.60			310.00	-264.40	
7.4	Gymnasium (incl. gym storage)	1	366.40	366.40			275.00	91.40	
7.5	Library/Resource Areas	1	128.00	128.00			115.00	13.00	
7.6	Administration/Staff, Physical Education, Storage Areas			268.60			307.00	-38.40	
7.7	CTS Areas			N/A				N/A	
	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)			1,462.50			479.00	983.50	
	Overall Space Adequacy Assessment			**2,680.70**			**1,981.00**	**699.70**	**Leased out area = 0**

Evaluation Component/ Sub-Component	**Additional Notes and Comments**
Power Distribution	Main distribution panel and branch circuit panels are antiquated/obsolete; parts no longer available.
Power Service and Distribution	Conversation with the staff, breakers trip when using microwave machines in the 1958 portion of the school.
Site Services	Pad mounted transformer is located too close to the building entry on the south side. In conversation with EPCOR, the existing demand is 213 amps which represents 53.3% of the existing services is being used. To be consistent with the mechanical upgrades and electrical load increase, we recommend existing service be upgraded to 120/208V, 3 phase, 4 wire; estimated to be 800 amps.