School Name: St. Leo Catholic School
Location: 5412 121 Avenue
Edmonton, Alberta
Region: Central
Jurisdiction: Edmonton Catholic Regional School
Division No. 40

Grades: K to 6

School Code: 8220
Facility Code: 2024

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

School Capacity: 300

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	One	994.2	Wood frame roof structure and load-bearing wood frame walls on cast-in-place concrete foundations, with concrete slab-on-grade floor. Exterior walls are finished on interior surfaces with painted plaster / gypsum board and on exterior surfaces with brick veneer. Roofing to this section of the building is built-up asphalt and gravel.	Each classroom is equipped with a Nebitt Induction unit to provide ventilation air. The heating is provided by seven boilers which heat glycol for circulation though perimeter radiation force flows, air handling unit coils, etc. The control system for the building is an Andover building management system. There is no humidification or air conditioning.	The ventilation system should be upgraded.
Additions/ Expansions	1958	One	1615.9	Wood frame roof structure and load-bearing concrete block walls on cast-in-place concrete foundations. Exterior walls are finished on interior with paint (on concrete block) and on exterior with brick veneer. Roofing to this section of the building is built-up asphalt and gravel.	See Above	See Above
Total Area			2610.1			

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
Upgrading/ Modernization (identify whether minor or major)	1992			Acoustical wall treatment added to gymnasium.		Minor Upgrading
	1994			Classroom 10 upgraded to a Computer Room.		Minor Upgrading

Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				There are no portables at this school.		

List of Reports/ Supplementary Information	Leased out area = o Gross Capacity = 300 - 30 for program exemptions = 270 net capacity Current Enrollment = 222 or 82.22% of net capacity

	Evaluation Components	Summary Assessment	Estimated Cost
1	**Site Conditions**	The site is in good condition throughout with some relatively minor deficiencies. The site is very well planned.	$8,125
2	**Building Exterior**	The building exterior is in good condition with no notable deficiencies. Re-finishing of wood doors and frames is required.	$575
3	**Building Interior**	The interior of the school is generally in good condition. There are some minor deficiencies noted in the body of the report.	$73,775
4	**Mechanical Systems**	With the exception of the induction units, the mechanical system is in good condition. There is no h	$122,000
5	**Electrical Systems**	Electrical system is in good condition	$4,000
6	**Portable Buildings**	N/A	$0
7	**Space Adequacy:**		
	7.1 Classrooms	153.3	
	7.2 Science Rooms/Labs	-30.3	
	7.3 Ancillary Areas	-236.8	
	7.4 Gymnasium	145	
	7.5 Library/Resource Areas	15	
	7.6 Administration/Staff Areas	4	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	123.9	
	Overall Space Adequacy Assessment	174.1 There does not seem to be enough storage space in the building. Many rooms, including the infirmary and library are doubling as storage rooms.	
	Overall School Conditions & Estimated Costs	This school is in good condition for its age.	**$208,475**

Section 1	Site Conditions	Rating	Comments/Concerns	Estimated Cost
1.1	**General Site Condions**			**$775**
1.1.1	Overall site size.	4	No notable deficiencies.	
1.1.2	Outdoor athletic areas.	4	No notable deficiencies.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	No notable deficiencies.	
1.1.4	Site landscaping.	3	There is a section of landscaping between the sidewalk west of the gymnasium and the west property line of the school which needs to be re-seeded. There is also a seeded area between the west face of the building and the sidewalk at the east edge of the staff parking lot. Vehicles drive across the sidewalk onto this surface. The surface is rutted and requires re-grading and then re-seeding. The grassed area between the sidewalk north of the east wing has eroded away and needs to be filled and re-seeded. Rfe. Photos # 6 & 9	$650
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	The chain link fence at the north east corner of the site needs to be repaired. About 3 metres of fencing at this location is in very poor condition.	$125
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	No notable deficiencies.	
1.1.8	Safety and security concerns due to site conditions.	4	None to report.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estimated Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			**$1,250**
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	There is only one on-site vehicular and pedestrian access point, that being the staff parking area to the west of the building. The entrance served by this access point is in the west face of the building, south of the gymnasium.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	The on-site parking area and drive aisle has an asphalt surface. This is the only on-site driving surface.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	There are no on-site bus loading / unloading areas. The west curb of 54 Street is used for this purpose.	
1.2.4	Fire vehicle access.	3	Fire vehicles have access to the south and east building elevations from 121 Avenue and 54 Street respectively. Fire vehicles have access only to the southern three quarters of the west building elevation via the on-site parking lot. Fire vehicles only have access to the north building elevation by driving across the school yard from 54 Street. There is no designated fire lane at this location.	$1,250
1.2.5	Signage.	4	There is building identification signage on the east elevation of the building above the primary building entrance. This signage is visible to traffic and pedestrians using 54 Street. There is also building identification signage on the south elevation of the east wing of the building. This signage is visible to traffic and pedestrians using 121 Avenue.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estimated Cost
1.3	**Parking Lots and Sidewalks**			**$6,100**
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	There is an on-site parking lot for staff and visitors west of the building. There are no designated stalls for disabled persons in this lot.	
1.3.2	Layout and safety of parking lots.	3	There are no safety concerns with the on-site parking area. There are, however, some concerns with the layout as per the following description. The parking lot was originally designed for angled parking so the drive aisle is only about 6 metres wide. The parking lot is used for 90 degree parking which should have a drive aisle of 7.2 metres. The shortage in the width of the drive aisle is accomodated by moving the parking stalls toward the building (eastward). This forces vehicles to park across the sidewalk at this location and, depending on the wheelbase of the vehicle, resting the front wheels on the grass buffer between the building and the sidewalk. Going back to angled parking would result in a deficiency in the number of staff parking stalls. The sidewalk and landscaping north of the NE wing of the building should be reconstructed. Ref Photo #3	$1,600
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	The on-site staff and visitors parking area has an asphalt surface and drains to one internal catchbasin. There are no drainage concerns to report.	
1.3.4	Layout and safety of sidewalks.	4	On site sidewalks are well planned and there are no safety concerns to report.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	All on-site sidewalks are concrete except that there is an asphalt tarmac to the north of the gymnasium. There are no drainage concerns. The sidewalks at the north end of the parking lot and west of the gymnasium are cracking and breaking. These should be repaired.The sidewalk east of the parking lot should be reconstructed against the building	$4,500
1.3.6	Curb cuts and ramps for barrier free access.	4	There is a wheelchair curb cut in the City Of Edmonton sidewalks at the north east and south east corners of the site. There is no curb cut at the primary entrance to the school. All school entrances, including those from the playground north of the building are grade level entrances and permit barrier free access to the building.	
Other				
	Overall Site Conditions & Estimated Costs		The site is in good condition throughout with some relatively minor deficiencies. The site is very well planned.	**$8,125**

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	All	Concrete slab-on-grade floor. No problems to report.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1956	Load-bearing wood frame walls on cast-in-place concrete foundations. Exterior walls are finished on exterior surfaces with brick veneer. No problems to report.	
			1958	Load-bearing concrete block walls on cast-in-place concrete foundations. Exterior walls are finished on exterior with brick veneer. No problems to report.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Wood frame roof structure. No problems to report.	
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**	**$0**
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	All	Roofing to the building is built-up asphalt and gravel. The original (1956) section of the building was re-roofed in 1986. The 1958 sections of the building were re-roofed in 1988. There are no problems to report.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	There is no internal access to the roof. Access is gained through use of an extension ladder from the exterior of the building. There are no problems to report concerning roof accessories.	
2.2.3	Control of ice and snow falling from roof.	4	All	No areas of concern. All drainage is internal.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		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, effluorescence, water stains).	4	1956	Exterior walls are finished on interior surfaces with painted plaster / gypsum board and on exterior surfaces with brick veneer. No problems to report.	
			1958	Exterior walls are finished on interior with paint (on concrete block) and on exterior with brick veneer. 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.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estimated Cost
2.4	**Exterior Doors and Windows**		**Building Section**	**Description/Condition**	**$575**
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		All exterior doors are solid core wood and are in solid wood frames. All are in good condition but re-finishing is required.	$575
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		Windows in this school are in good condition. No problems to report.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Window accessorries are in good condition and are functioning as intended. No problems to report.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No problems to report.	
Other					
	Overall Building Exterior Condition & Estimated Costs			The building exterior is in good condition with no notable deficiencies. Re-finishing of wood doors and frames is required.	**$575**

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estimated Cost
3.1	**Interior Structure**		**Building Section**	**Description/Condition**	**$0**
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1956	Walls are finished on interior surfaces with painted plaster / gypsum board. No problems to report.	
			1958	Walls are finished on interior with paint on concrete block. No problems to report.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No problems to report.	
Other					
3.2	**Materials and Finishes**		**Building Section**	**Description/Condition**	**$50,500**
3.2.1	Floor materials and finishes.	3	1958	Flooring throughout the 1958 section of the building is 9" x 9" vinyl asbestos tile. This material should be replaced even though it is in generally good condition. Photos #13, 14 & 16 show some areas of damage	$48,500
3.2.2	Wall materials and finishes.	4	All	Interior partitions in the 1956 section of the building are generally painted plaster / gypsum board. Corridor walls have a plywood panel dado. These walls are in generally good condition. The plywood dado should be re-finished. The intersection between the wall surfaces and the glazed assembly forming the interior wall of the vestibule has spread apart and should be repaired. Interior partitions in the 1958 section of the building are primarily painted concrete block. Vestibule walls are glazed concrete block as is the lower 2.4 metres of the gymnasium. There are no deficiencies to report at this time.	
3.2.3	Ceiling materials and finishes.	4	All	Ceilings throughout the building are primarily 12" x 12" ship-lap edge acoustic tiles. There are some locations where ceilings are painted plaster / gypsum board. All are in good condition with not notable deficiencies.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estimated Cost
3.2	**Materials and Finishes (cont'd)**		**Building Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	3	All	Door closers on all doors encroach on height and should be replaced. Ref Photo #12	$2,000
3.2.5	Millwork	4	All	No problems to report.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	No problems to report.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	No deficiencies to report.	
3.2.8	Washroom materials and finishes.	4	All	No deficiencies to report.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estimated Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.***		**Building Section**	**Description/Condition**	**$23,275**
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1956 & 1958	The 1956 section of the building is of combustible construction. It Is not sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	All	The different phases of construction are separated by glazed assemblies. These assemblies are all solid wood frame assemblies with solid core wood doors (with closers) and wired glass. The assemblies do not bear fire resistance labels.	$8,775
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	3	All	Classrooms and Ancilliary rooms are not separated from Corridors by fire separations however, the walls surrounding these rooms extend to the underside of the structure. Openings into these rooms are solid core wood doors in solid wood frames. These are not fitted with door closers and do not bear a fire-resistance label.	$9,500
3.3.4	Exiting distances and access to exits.	4	All	Appears to conform to code.	
3.3.5	Barrier-free access.	2	All	Barrier free access is available at all building entrances. There is one washroom (near the infirmary) which is designed according to barrier free access guidelines except that the access route to this washroom is unacceptable. Access to this washroom should be brought up to standard or another washroom in the building should be converted. There is a need for a washroom with barrier free access at this school.	$5,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	There were no hazardous materials audits available at the time of the inspection. The 9" x 9" floor tile used in various areas of the building is vinyl asbestos tile and should be replaced.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)				
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estimated Cost
	Overall Building Interior Condition & Estimated Costs			The interior of the school is generally in good condition. There are some minor deficiencies noted above.	**$73,775**

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estimated Cost
4.1	**Mechanical Site Services**		**Building Section**	**Description/Condition**	**$0**
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4			
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		The building is equipped with exterior hose bibbs.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	**Fire Suppression Systems**		**Building Section**	**Description/Condition**	**$0**
4.2.1	Fire hydrants and siamese connections.	N/A			
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	This building is equipped with fire extinguishers located throughout the building - one fire hose cabinet has been provided in the gym.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	N/A			
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**	**$2,000**
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	All	The building is supplied by a municipal system pressure. Volumne & quality appeared satisfactory.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	3	All	The system is not equipped with pressure pump. A reduced pressure backflow device is provided for the fire hose cabinet. The valves are at an age where they should be upgraded.	$2,000
4.3.4	Piping and fittings.	4	All	Acceptable condition	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	The water closets and urinals are flush valve.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	The domestic hot water is provided by a Johnwood MOD# JW 80 - 90 HAN hot water heater. The system is equipped with a recirculating pump. Taco 007-BF4.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	The building is equipped with a municipal sanitary and storm sewer system. The mechanical room is equipped with a sump pump.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estimated Cost
4.4	**Heating Systems**		**Building Section**	**Description/Condition**	**$0**
4.4.1	Heating capacity and reliability (including backup capacity).	5	All	the building is heated by 7-hydrotherm MOD# MR-2100B boilers. This system uses glycol. This system is very reliable.	
4.4.2	Heating controls (including use of current energy management technology.	5	All	An Andover Building Management system controls the heating system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Both appeared to be satisfactory.	
4.4.4	Treatment of water used in heating systems.	5	All	This is a glycol heating system a chemical pot feeder has been provided.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	5	All	Low water cut-offs and PRV's have been provided on thre boilers.	
4.4.6	Heating air filtration systems and filters.	4	All	The Nesbitt induction system located in the classrooms are equipped with a filter. The make-up air unit below the Gym stage appears to have a filter.	
4.4.7	Heating humidification systems and components.	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estimated Cost
4.4	**Heating Systems (cont'd)**		**Building Section**	**Description/Condition**	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	All	The classrooms are provided with perimeter radiation along the outside walls. The gym is equipped with a make-up air unit and two exhaust air fans	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Acceptable condition	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	3	All	The Nebitt induction units are equipped with heating mixing box, damper & leakage.	incuded in 4.5.1
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	The heating distribution is by 2-Bell & Gosset circulating pumps. According to the maintenance person on site, all the rooms have satisfactory heating. The gym heat is provided by an air handling unit.	
4.4.13	Zone/unit heaters and controls.	4	All	vestibules are equipped with wall mounted force flows.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estimated Cost
4.5	**Ventilation Systems**		**Building Section**	**Description/Condition**	**$120,000**
4.5.1	Air handling units capacity and condition.	3	All	The classrooms are equipped with Nesbitt Mod#54820-1 induction air units. The system is marginal and should be replaced	$120,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	All	The outside air is supplied by the Nesbitt induction unit. The cost to upgrade is included in 4.5.1	incuded in 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	All	The classroom air distriubtion is by the Nesbitt induction unit. This system is very poor and we recommend upgrading. The cost to upgrade is included in 4.5.1	incuded in 4.5.1
4.5.4	Exhaust systems capacity and condition.	5		The exhaust fans on the roof have been replaced in the past year with Cook Model #120 ACEB.	
4.5.5	Separation of out flow from air intakes.	5		All appears satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estimated Cost
4.5	**Ventilation Systems (cont'd)**		**Building 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					

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.	5	All	The building is equipped with an Andover Model #AC8 plus building management system.	
	Overall Mechanical Systems Condition & Estimated Costs			With the exception of the induction units, the mechanical system is in good condition	**$122,000**

Section 5	Electrical Systems	Rating	Comments/Concerns		Estimated Cost
5.1	**Site Services**		**Building Section**	**Description/Condition**	**$0**
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	All	U/G high voltage services to building transformer located in vault beside mechanical room. Secondary feed to 350 amp, 120/208v, 3 phase, 4 wire main panel located in the electrical room.Presently operating at 40% rated capacity. Main breaker and distribution panel are original	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	Recessed incandescent fixtures at main entrance and main doors. Building mounted floodlights installed at rear.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Building mounted receptacles (6) on west side of building.	
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	All	Main fire alarm panel located in main entrance simplex model 4002, 12 zone, fully supervised. Bells, pull stations, smoke and heat detecters are locate throughout the building. Last tested Aug.24/99	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Battery powered emergency lighting installed on all exit routes. Good working order.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Incandescent exit lights installed at all exit doors. Good working order.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estimated Cost
5.3	**Power Supply and Distribution**		**Building Section**	**Description/Condition**	**$4,000**
5.3.1	Power service surge protection.	2	All	None. Surges from overhead power lines could cause damage to a large number of computers in building. Surge protection should be installed at main panel.	$2,000
5.3.2	Panels and wireways capacity and condition.	4	All	Most original panels are full but a relatively new panel installed in mechanical room (42 ccts) is only 1/2 full	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	2	All	Wiring generally in good condition. Additional wiring has been run in surface mounted conduits. Additional receptacles are required in some classrooms and general office.	$2,000
5.3.5	Motor controls.	4	All	Individual motor starters mounted on wall beside equipment.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estimated Cost
5.4	**Lighting Systems**		**Building Section**	**Description/Condition**	**$0**
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	Surface mounted fluorescent fixtures are used throughout the building in classrooms and corridors. It appears most fixtures were installed about 12 years ago. Some incandescent fixtures are used in storage and equipment rooms and the gym stage. All flourescent fixtures appear to be F40 lamps and magnetic ballasts. Light levels are as follows:	
				Typical Classroom -180 lux	
				Corridor - 240 LUX	
				Computer Lab - 560 LUX	
				General Office - 570 LUX	
				Mechanical Room - 180 LUX	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	Unlikely that any ballasts contain PCB's as fixtures are only 12 years old.	
5.4.3	Implementation of energy efficiency measures and recommendations.	N/A		Incandescent lamps could be replaced with compact fluorescent lamps. Standard fluorescent fixtures could be replaced with T8 lamps and electronic ballasts in the future.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estimated Cost
5.5	**Network and Communication Systems**		**Building Section**	**Description/Condition**	**$0**
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Overhead service to termination panel in mechanical room - approximately 16 pairs are installed in 4 separate cables.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Cable TV is wired to all classrooms.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	New network cable has been installed to every classroom and office.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	Conduits and junction boxes have been installed to every classroom and office for network wiring.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	All	Network terminations are installed in office area.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	All	Yes	
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	All	12 zone system with detectors in corridors and sensitive areas.	
5.6.3	Master clock system (if applicable).	4	All	Simplex model #2350 time clock system for all classroom and corridor clocks except 2 stand alone units.	
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			Electrical system is in good condition.	**$4,000**

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.		**There are no portables at St. Leo**	
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 Buildings Condition & Estimated Costs			**$0**

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms			793.3	8	80	640	153.3	Gross Capacity = 300 - 30 for program exemptions = 270 net capacity
		6	78.5						Current Enrollment = 222 or 82.22% of net capacity
		2	68.9						
		2	58.8						
		1	66.9						
7.2	Science Rooms/Labs			64.7	1	95	95	-30.3	
		1	64.7						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			73.2			310	-236.8	
		1	73.2		1	130			
					2	90			
7.4	Gymnasium (incl. gym storage)			420			275	145	
	Gym	1	334.9						
	Storage and Stage	1	85.1						
7.5	Library/Resource Areas	1	135	135			120	15	
7.6	Administration/Staff, Physical Education, Storage Areas			352			348	4	
7.7	CTS Areas			0			0	0	
	7.7.1 Business Education	0			0				
	7.7.2 Home Economics	0							
	7.7.3 Industrial Arts	0							
	7.7.4 Other CTS Programs	0							
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			771.9			648	123.9	
	Overall Space Adequacy Assessment			**2610.1**			**2436**	**174.1**	Total leased area = 0

Evaluation Component/ Sub-Component	Additional Notes and Comments