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|---|--|-----|--|--|--|--|--|
| Upgrading/<br>Modernization<br>(identify whether<br>minor or major) |  | N/A |  |  |  |  |  |
| Portable Struct.<br>(Identify whether<br>minor or major)            |  | N/A |  |  |  |  |  |
|   |  |     |  |  |  |  |  |
| List of Reports/<br>Supplementary<br>Information                    |  |     |  |  |  |  |  |

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

|   | Evaluation Components                              | Summary Assessment  | Estim. Cost |
|---|--|---|-------------|
| 1 | Site Conditions                                    | Marginally acceptable; major asphalt & concrete work necessary, landscaping upgrading and maintenance required.   | \$85,000    |
| 2 | Building Exterior                                  | Marginally acceptable, upgrading required.  | \$135,000   |
| 3 | Building Interior                                  | Not acceptable; will not meet minimum requirements of Edmonton Catholic Schools or Alberta Building Code  | \$445,000   |
| 4 | Mechanical Systems                                 | Replace mechanical services. Replace domestic water distribution piping. Provide new ventilation for entire school. Control system will require upgrading to meet future capacity.  | \$360,000   |
| 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. | \$115,000   |
| 6 | Portable Buildings                                 | N/A   | N/A         |
| 7 | Space Adequacy:                                    |   |             |
|   | 7.1 Classrooms                                     | Surplus 305.9 S.M.  |             |
|   | 7.2 Science Rooms/Labs                             | Deficient 95.0 S.M.   |             |
|   | 7.3 Ancillary Areas                                | Deficient 310.0 S.M.  |             |
|   | 7.4 Gymnasium                                      | Deficient 51.0 S.M.   |             |
|   | 7.5 Library/Resource Areas                         | Surplus 29.5 S.M.   |             |
|   | 7.6 Administration/Staff Areas                     | Deficient 224.0 S.M.  |             |
|   | 7.7 CTS Areas                                      | N/A   |             |
|   | 7.8 Other Non-Instructional Areas (incl. gross-up) | Surplus 42.4 S.M.   |             |
|   | Overall School Conditions & Estim. Costs           | Facility in need of major Arch., Mech., and Elec., work. Further Investigation required in a number of areas to identify costs associated with required deficiency work.<br>Overall Area Deficiency of 167.1 S.M.   | \$1,140,000 |

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

| Section 1 | Site Conditions   | Rating | Comments/Concerns  | Estim. Cost |
|-----------|---|--------|--|-------------|
| 1.1       | General Site Conditions   |        |  | \$60,000    |
| 1.1.1     | Overall site size.  | 4      | Shares site with J. H. Picard. Expansion potential to North, South and West.   |             |
| 1.1.2     | Outdoor athletic areas.   | 4      | Snow cover prohibits meaningful inspection. Indications are O.K.   |             |
| 1.1.3     | Outdoor playground areas, including condition of equipment and base.                        | 4      | Snow cover prohibits meaningful inspection. Indications are O.K. Recently installed fenced Day Care area.  |             |
| 1.1.4     | Site landscaping.   | 3      | Snow cover prohibits meaningful inspection. Indications are negative. Tenants stated North parking lot of poor condition with disintegrating asphalt, rough and muddy. South parking lot stated to be muddy, rough and full of potholes. Concrete sidewalks in poor condition. Recommend re-grading and asphalt surfacing of both parking areas. | \$50,000    |
| 1.1.5     | Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). | 3      | Generally O.K. some signs of rusting, bent rails etc.  | \$10,000    |
| 1.1.6     | Surface drainage conditions (i.e., drains away from building, signs of ponding).            | 4      | Tenants stated no concerns of building being affected by site drainage. Investigation of basement rooms and tunnels identified no problems. Tenants identified parking lots as retaining water, ie; no catchbasins.  |             |
| 1.1.7     | Evidence of sub-soil problems.  | 4      | None evident.  |             |
| 1.1.8     | Safety and security concerns due to site conditions.  | 4      | No obvious safety or security concerns and none identified by staff.   |             |
| Other     |   | N/A    |  |             |

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

| Section 1 | Site Conditions  | Rating | Comments/Concerns  | Estim. Cost |
|-----------|--|--------|--|-------------|
| 1.2       | Access/Drop-Off Areas/Roadways/Bus Lanes   |        |  | \$0         |
| 1.2.1     | Vehicular and pedestrian access points (i.e., size, number, visibility, safety). | 4      | Access points seem adequate. Main entry to building on South, East & North sides of building. Vehicle access via main adjacent city street or both parking lots. Size and location adequate, no glaring security or safety problems. |             |
| 1.2.2     | Surfacing of on-site road network (note whether asphalt or gravel).              | 4      | Snow cover made it difficult to evaluate condition.  |             |
| 1.2.3     | Bus lanes/drop-off areas (note whether on-site or off-site).                     | 4      | Off-Site utilizing City of Edmonton Streets. No designated drop-off.   |             |
| 1.2.4     | Fire vehicle access.   | 4      | Appears acceptable by City of Edmonton streets. Building perimeter would be via grassed playground. Snow cover made site investigation difficult to evaluate.  |             |
| 1.2.5     | Signage.   | 4      | Condition of existing signage is O.K.  |             |
| Other     |  | N/A    |  |             |

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

| Section 1 | Site Conditions  | Rating | Comments/Concerns  | Estim. Cost                 |
|-----------|--|--------|--|-----------------------------|
| 1.3       | Parking Lots and Sidewalks   |        |  | \$30,000                    |
| 1.3.1     | Number of parking spaces for staff, students and visitors (including stalls for disabled persons). | 4      | North lot has 24 stalls. South lot has 24 stalls. Number of (if any) of 'handicapped stalls' not able to be determined due to snow cover - (as facility in not 'barrier free' any stalls would be doubtful).   |                             |
| 1.3.2     | Layout and safety of parking lots.   | 4      | Generally O.K.   |                             |
| 1.3.3     | Surfacing and drainage of parking lots (note whether asphalt or gravel).                           | 3      | Tenant statements indicate both north and south lots not adequately drained, Snow cover made investigation difficult, presence of area drainage catch basins not able to be confirmed.   | Sect. 1.1.4,<br>Sect. 4.1.1 |
| 1.3.4     | Layout and safety of sidewalks.  | 3      | Marginally O.K. - Sidewalks have cracking and settlement; replacement of these sections is recommended.  | \$10,000                    |
| 1.3.5     | Surfacing and drainage of sidewalks (note type of material).                                       | 3      | Major cracking in slab at main entrance and to walks at south and north entrances. Extent of sidewalks around school not able to be confirmed due to snow coverage. Sidewalk replacement recommended.  | \$15,000                    |
| 1.3.6     | Curb cuts and ramps for barrier free access.   | 3      | Curb cuts and ramps are not provided. Present access to site would be via parking lot driveway crossings, therefore school access can not be considered 'Barrier Free'. Curb cuts and sidewalk extensions across grassed/treed boulevard could be installed. | \$5,000                     |
| Other     |  | N/A    |  |                             |
|           | Overall Site Conditions & Estimated Costs  |        |  | \$90,000                    |

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

| Section 2 | Building Exterior   | Rating | Comments/Concerns                    |   | Estim. Cost |
|-----------|---|--------|--------------------------------------|---|-------------|
| 2.1       | Overall Structure   |        | <b>Bldg. Section</b>                 | <b>Description/Condition</b>  | \$0         |
| 2.1.1     | Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains). | 4      | 1949<br>1950<br>1951<br>1953<br>1956 | All sections appear marginally acceptable. As noted by the construction dates, it can be assumed that a fair amount of substantial construction materials were utilized and it appears that some of these materials are still present in the building and servicing the required functions adequately. No significant deterioration of structure and base building construction is evident. |             |
| 2.1.2     | Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).         | 4      | 1949<br>1950<br>1951<br>1953<br>1956 | All sections appear O.K. School board has attempted to make original building and all additions appear uniform with surface materials (stucco and painted metal panels). Exterior walls would not be considered acceptable due to time period construction methods and materials. Wall systems were not identified.   |             |
| 2.1.3     | Roof structure (i.e., signs of bending, cracking, voids, rust, stains).                                 | 4      |                                      | Roof not accessed but perimeter at grade inspection and interior visual inspection of exposed structure in majority of areas did not provide any indication of problem areas. Ceiling tiles showed evidence of water staining - no fresh stains identified. Roof systems were not identified.   |             |
| Other     |   |        |                                      |   |             |

| Section 2 | Building Exterior   | Rating | Comments/Concerns                    |   | Estim. Cost |
|-----------|---|--------|--------------------------------------|---|-------------|
| 2.2       | <b>Roofing and Skylights</b><br><i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>   |        | <b>Bldg. Section or Roof Section</b> | <b>Description/Condition/Age</b>  | \$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      | 1949<br>1950<br>1951<br>1953<br>1956 | B.U.R. Reroofed 1982<br>B.U.R. Reroofed 1982<br>B.U.R. reroofed 1982<br>B.U.R. Reroofed 1979<br>B.U.R.<br><br>No Inspection Reports provided by School Jurisdiction. Roof not accessed due to winter conditions.<br>Reroofing information provided is from Edmonton Catholic Schools "Roofing Projects" revised July 22, 1999 document.<br><br>Staff did not identify any roofing problems. |             |
|           | 2.2.2 Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).   | 4      | All                                  | Roof not accessed but perimeter at grade inspection did not provide any indication of problem areas.  |             |
|           | 2.2.3 Control of ice and snow falling from roof.  | 4      | All                                  | Flat Roofs - would not anticipate any problems.   |             |
|           | 2.2.4 Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).   | N/A    | N/A                                  |   |             |
| Other     |   |        |                                      |   |             |



| Section 2 | Building Exterior   | Rating | Comments/Concerns    |   | Estim. Cost |
|-----------|---|--------|----------------------|---|-------------|
| 2.3       | Exterior Walls/Building Envelope  |        | <b>Bldg. Section</b> | <b>Description/Condition</b>  | \$0         |
| 2.3.1     | Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).                          | 4      | All                  | Painted metal panels or stucco, generally in good condition. Construction materials used in walls not able to be determined, assumed wood frame and sheathing, Extent and type of insulation and vapour barrier, if any, not determined.  |             |
| 2.3.2     | Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).   | 4      | All                  | Generally all appear in 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      | All                  | Marginally acceptable. Original building construction anticipated by evaluator and construction methods of that time would not be acceptable to School Board present standards. No visual indication of failure of building envelope was able to be detected.   |             |
| 2.3.4     | Interface of roof drainage and ground drainage systems.   | 4      | All                  | All interior roof drains. See 4.1.1   |             |
| 2.3.5     | Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).   | 4      | All                  | Age of and previous refinishing of existing materials made meaningful assessment difficult - no obvious present staining, etc. Wall and window system, while obsolete, did not indicate failure. Surface materials of walls are generally of quality, durable items and do not show any indication of significant hazard or failure |             |
| Other     |   |        |                      |   |             |
| 2.4       | Exterior Doors and Windows  |        | <b>Bldg. Section</b> | <b>Description/Condition</b>  | \$100,000   |
| 2.4.1     | Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).                 | 4      | All                  | No specific problems identified, all doors serviceable but in marred, damaged and poor condition. Wood doors and frames   |             |

| 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      | All               | No specific problems identified; some hardware had been removed from doors, but function had not been affected.  |             |
| 2.4.3     | Exit door hardware (i.e., safety and/or code concerns).   | 4      | All               | Panic hardware on exterior doors.  |             |
| 2.4.4     | Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 2      | All               | Marginal condition. Some window panes were broken, all windows are obsolete in construction systems and would require replacement. Gymnasium clerestory windows have received black paper covering to reduce heat gain.  | \$100,000   |
| 2.4.5     | Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).               | 2      | All               | Obsolete window system, not fully functional.  |             |
| 2.4.6     | Building envelope (i.e., signs of heavy condensation on doors or windows).  | 4      | All               | No specific indication of any problems. Construction materials and methods are probably allowing any damaging vapour laden air to exfiltrate and prolonging the life cycle of the building. Severe winter weather may show some 'icing' of exterior glazing and exfiltration routes of vapour laden air. | See 2.4.4   |
| Other     |   |        |                   |  |             |
|           | Overall Bldg Exterior Condition & Estim Costs   |        |                   |  | \$100,000   |

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

| Section 3 | Building Interior - Overall Conditions  | Rating | Comments/Concerns    |   | Estim. Cost |
|-----------|---|--------|----------------------|---|-------------|
| 3.1       | Interior Structure  |        | <b>Bldg. Section</b> | <b>Description/Condition</b>  | \$100,000   |
| 3.1.1     | Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling). | 3      | All                  | Existing conditions of base wall construction appears to be acceptable, surface deterioration of materials reduces acceptance level to marginal. Surface finish is very poor due to age and type of materials used. Existing materials are able to be refinished and repaired.  | \$50,000    |
| 3.1.2     | Floors (i.e., signs of cracks, heaving, settlement).                            | 3      | All                  | Structurally acceptable. Finishes are very poor due to age and type of materials used, but servicable with replacement or maintenance.  | \$50,000    |
| Other     |   |        |                      |   |             |
| 3.2       | Materials and Finishes  |        | <b>Bldg. Section</b> | <b>Description/Condition</b>  | \$335,000   |
| 3.2.1     | Floor materials and finishes.   | 3      | All                  | Flooring materials vary throughout the building. Classrooms utilize sheet lino, hardwood and vinyl tile; gymnasium and stage have hardwood floors (gymnasium floor is not constructed to "floating floor" system); washrooms have Terrazzo and CMT flooring. Flooring quality status is marginal.   | See 3.1.2   |
| 3.2.2     | Wall materials and finishes.  | 3      | All                  | Marginally acceptable. Assumed wall construction of major portion of building must be of wood frame due to time construction occurred. Surface finishing appears to be of plaster, plywood wainscoting and some acoustic tiles for sound control.   | See 3.1.1   |
| 3.2.3     | Ceiling materials and finishes.   | 3      | All                  | Gymnasium has recently installed 2' x 4' suspended acoustic tiles and recessed lighting fixtures between sheathed roof beams. Remainder of main floor classrooms and majority of ancillary areas have 12" x 12" glue on style ceiling acoustic tiles. Plaster ceilings are in mezzanine office and ancillary rooms. Restoration of wall surfaces plus the provision of wall barriers and cushioned floor is required. | \$130,000   |
| 3.2       | Materials and Finishes (cont'd)   |        | <b>Bldg. Section</b> | <b>Description/Condition</b>  |             |
| 3.2.4     | Interior doors and hardware.  | 3      | All                  | Marginally O.K. General maintenance and some replacement is warranted. Doors are generally of solid wood construction; replacement of hardware, selective door replacement and resurfacing of abuse areas is recommended.   | \$20,000    |

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

| Section 3 | Building Interior - Overall Conditions   | Rating | Comments/Concerns    |  | Estim. Cost |
|-----------|--|--------|----------------------|--|-------------|
| 3.2.5     | Millwork   | 3      | All                  | Marginally O.K but is minimal in quantity and quality. Repairs to counter and vanity tops should be considered as well as provision of additional units.   | \$50,000    |
| 3.2.6     | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).  | 3      | All                  | Marginally O.K considering amount of material in place. Additional material would be required to suit general school functions.  | \$15,000    |
| 3.2.7     | Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).  | N/A    |                      |  |             |
| 3.2.8     | Washroom materials and finishes.   | 3      | All                  | Washrooms generally finished with Terrazzo floors, Terrazzo or CGT wainscoting, plaster walls and ceilings. Toilet partitions are of Terrazzo panels with hardwood doors. Plam covered vanities and wall lavatories are used, minor deterioration noted. Wall and floor urinals, and mixture of styles of floor mounted water closets. Washrooms require major reconstruction to be made 'barrier free'. | \$120,000   |
| Other     |  |        |                      |  |             |
| 3.3       | <b>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</b> |        | <b>Bldg. Section</b> | <b>Description/Condition</b>   | \$45,000    |
|           |  |        |                      | Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses as unsatisfactory or inappropriate related to Code issues. While compliance with 1997 Code is not a requirement now, the alterations identified in this report would in the eyes of the Plans examiner be considered substantial alterations to the building and compliance then a requirement.                    |             |
| 3.3.1     | Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.   | 4      | All                  | Not able to be determined, Non Sprinklered. Assumed wood frame, steel structure.   |             |
| 3.3.2     | Fire separations (i.e., between buildings, wings, zones if non-sprinklered).   | 4      | All                  | Not able to be determined. Existing doors could act as smoke barriers; fire separations would necessitate major reconstruction   |             |

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

| Section 3                                     | Building Interior - Overall Conditions  | Rating | Comments/Concerns |   | Estim. Cost |
|---|---|--------|-------------------|---|-------------|
| 3.3.3   | Fire resistance rating of materials (i.e., corridor walls and doors).   | 4      | All               | Not able to be determined.  |             |
| 3.3.4   | Exiting distances and access to exits.  | 4      | All               | No obvious problems.  |             |
| 3.3.5   | Barrier-free access.  | 3      | All               | School is not Barrier Free. Entrance landings, exterior and interior stairs not 'barrier free'. Mezzanine not accessible for barrier-free access. Barrier free access could be provided to main floor level with the installation of access ramps, automatic door hardware and reconstruction of entrance vestibule | \$35,000    |
| 3.3.6   | Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). | 4      | All               | None provided by Edmonton Catholic Schools. Due to original construction periods for all sections of the buildings it must be assumed there would be problem areas.   |             |
| 3.3.7   | Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)                     | 3      | 1949              | Tenants identified North-East coat room as having a very offensive odour if room is left closed for any amount of time. Further investigation is required prior to identifying the problem.   | \$10,000    |
| Other   |   |        |                   |   |             |
| Overall Bldg Interior Condition & Estim Costs |   |        |                   |   | \$480,000   |

| 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      | Site              | Site drainage is surface with no catch basins observed. Internal roof drainage discharges into municipal sewer. |             |
| 4.1.2     | Exterior plumbing systems (i.e., irrigation systems, hose bibs).   | N/A    |                   |   |             |
| 4.1.3     | Outside storage tanks.   | N/A    |                   |   |             |
| Other     |  |        |                   |   |             |
| 4.2       | Fire Suppression Systems   |        | Bldg. Section     | Description/Condition   |             |
| 4.2.1     | Fire hydrants and siamese connections.   | 5      | All               | Fire hydrant located directly outside north and south entrances.  |             |
| 4.2.2     | Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). | 4      | All               | Fire hose cabinets located throughout.  |             |
| 4.2.3     | Hand extinguishers, blankets and showers (i.e., in CTS areas).   | 4      | All               | Hand held dry chemical fire extinguishers located throughout. Adequate coverage and maintained regularly.       |             |
| 4.2.4     | Other special situations (e.g., flammable storage areas, science labs, CTS areas).                       | N/A    |                   |   |             |
| Other     |  | N/A    |                   | N/A   |             |

| 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).            | 3      | All               | 100mm municipal water service. Service is over 50 years old and will require replacement.   | \$30,000                |
| 4.3.2     | Water treatment system(s).  | N/A    |                   |   |                         |
| 4.3.3     | Pumps and valves (including backflow prevention valves).  | 4      | All               | Backflow prevention installed recently.   |                         |
| 4.3.4     | Piping and fittings.  | 3      | All               | Standard copper piping and fittings. Components are over 45 years old and require replacement. Pipe breaks are occurring more frequent.                               | \$120,000               |
| 4.3.5     | Plumbing fixtures (i.e., toilets, urinals, sinks)   | 3      | All               | Approx. 50% of fixtures will require replacement during next modernization.   | Costs included in 4.3.4 |
| 4.3.6     | Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation). | 4      | All               | Two gas fired water heaters located in basement mechanical rooms have been replaced recently. No problems noted.  |                         |
| 4.3.7     | Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).  | 3      | All               | Sanitary sewer is municipal. Storm system consists of internal roof drains connected to municipal storm sewer. All systems are original and will require replacement. | Costs included in 4.3.4 |
| Other     |   | N/A    |                   |   |                         |

| Section 4 | Mechanical Systems  | Rating | Comments/Concerns |  | Estim. Cost |
|-----------|---|--------|-------------------|--|-------------|
| 4.4       | Heating Systems   |        | Bldg.<br>Section  | Description/Condition  |             |
| 4.4.1     | Heating capacity and reliability (including backup capacity).                         | 4      | All               | Building is served by four gas fired copper tube boilers installed in 1990. Two vertical inline heating pumps circulated heating water to perimeter radiation and force flow entrance heaters. Capacity and reliability is good. |             |
| 4.4.2     | Heating controls (including use of current energy management technology).             | 4      | All               | Heating plant controlled by EMCS. Electric thermostats control entrance force flows.   |             |
| 4.4.3     | Fresh air for combustion and condition of the combustion chimney.                     | 4      | All               | Adequate combustion air.   |             |
| 4.4.4     | Treatment of water used in heating systems.   | 4      | All               | Chemical treatment is regularly maintained through chemical pot feeder assembly.   |             |
| 4.4.5     | Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating). | 4      | All               | All boiler safeties are in place and monitored by EMCS controls.   |             |
| 4.4.6     | Heating air filtration systems and filters.   | N/A    |                   |  |             |
| 4.4.7     | Heating humidification systems and components.  | N/A    |                   |  |             |



| Section 4 | Mechanical Systems  | Rating | Comments/Concerns |   | Estim. Cost |
|-----------|---|--------|-------------------|---|-------------|
| 4.4       | Heating Systems (cont'd)  |        | Bldg.<br>Section  | Description/Condition   |             |
| 4.4.8     | Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators). | 4      | All               | Perimeter radiation and entrance force flows. Piping in good condition. |             |
| 4.4.9     | Heating piping, valve and/or duct insulation.   | 4      | ALL               | Insulation in good condition.   |             |
| 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). | 4      | All               | No problems noted.  |             |
| 4.4.13    | Zone/unit heaters and controls.   | 4      | All               | Controlled by EMCS. No problems noted.                                  |             |
| Other     |   | N/A    |                   |   |             |

| 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.  | 1      | All               | There is basically no ventilation in the building. Two small fans provide makeup air to replace washroom exhaust. Provide proper air handling units for building. | \$150,000                |
| 4.5.2     | Outside air for the occupant load (if possible, reference CFM/occupant).                              | 1      | All               | None. Proper ventilation should be addressed during addition of air handling units.   | Costs included in 4.5.1. |
| 4.5.3     | Air distribution system (if possible, reference number of air changes/hour).                          | 1      | All               | Unsatisfactory due to the lack of ventilation equipment.  | Costs included in 4.5.1. |
| 4.5.4     | Exhaust systems capacity and condition.   | 1      | All               | Washroom rooftop exhaust fans, capacity and condition poor. Replace all exhaust fans.   | Costs included in 4.5.1. |
| 4.5.5     | Separation of out flow from air intakes.  | N/A    |                   |   |                          |
| 4.5.6     | Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).                | N/A    |                   |   |                          |
| Other     |   | N/A    |                   |   |                          |
| 4.5       | Ventilation Systems (cont'd)  |        | Bldg. Section     | Description/Condition   |                          |
|           | <i>Note: Only complete the following items if there are separate ventilation and heating systems.</i> |        |                   |   |                          |

| Section 4 | Mechanical Systems   | Rating | Comments/Concerns |  | Estim. Cost |
|-----------|--|--------|-------------------|--|-------------|
| 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 |   | 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 is served by an Andover EMCS. Upgrade will be required with renovations. | \$60,000    |
|           | Overall Mech Systems Condition & Estim. Costs   |        |                   |   | \$360,000   |

| Section 5 | Electrical Systems   | Rating | Comments/Concerns    |  | Estim. Cost |
|-----------|--|--------|----------------------|--|-------------|
| 5.1       | Site Services  |        |                      |  |             |
| 5.1.1     | Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground). | 4      |                      | 400A main distribution 120/208v 3phase installed in 1992. Main distribution fed from padmount transformer. Distribution CDP at 50% capacity.   |             |
| 5.1.2     | Site and building exterior lighting (i.e., safety concerns).   | 3      |                      | Exterior lighting is not adequate for safety purposes. Lighting consists of both Incandescent lights and HPS lighting. Recommend adding fixtures on exterior of school.                      | \$2,500     |
| 5.1.3     | Vehicle plug-ins (i.e., number, capacity, condition).  | 4      |                      | Vehicle plug-ins meet requirements for the number of staff. Total of 13 duplex receptacles, all in good condition.   |             |
| Other     |  |        |                      |  |             |
| 5.2       | Life Safety Systems  |        | <b>Bldg. Section</b> | <b>Description/Condition</b>   |             |
| 5.2.1     | Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).   | 4      | All                  | Edward 6616 system, non addressable. The system was recently tested.   |             |
| 5.2.2     | Emergency lighting systems (i.e., safety concerns, condition).   | 4      | All                  | Existing emergency lights are twin head with remote batteries found in the building. All batteries need to be tested and replaced where required. Some batteries were dead at time of visit. |             |
| 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 be added  | \$5,000     |
| 5.3.2     | Panels and wireways capacity and condition.                            | 4      | All               | All panels are in good condition. All panels are at approximately 90 - 95% 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 fair condition. Wiring consists of mainly conduit All classrooms have limited receptacles and more are required. Wiring for battery pack in hallway closest to main entrance should be rewired to meet standards. | \$3,500     |
| 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.<br>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. All lighting appears to be original with no upgrades.<br>Levels: Classrooms 450-550   |             |
| 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 should be replaced with new energy efficient ballast and 32W fluorescent tubes. All exit lights should be upgraded to LED type. |             |
| Other     |   |        |                   |  | \$104,000   |

| 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 2 incoming lines, and 1 facsimile line.                          |             |
| 5.5.2     | Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).             | N/A    |                   | No public address system within school  |             |
| 5.5.3     | Network cabling (if available, should be category 5 or better).  | N/A    |                   |   |             |
| 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 wall jacks. Pac poles are also used for the cat5 cables                     |             |
| 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 upstairs office.. Telecommunications board has room for growth and is easily accessible. |             |
| 5.5.6     | Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).              | N/A    |                   |   |             |
| Other     |  |        |                   |   |             |



| Section 5 | Electrical Systems   | Rating | Comments/Concerns |                       | Estim. Cost |
|-----------|--|--------|-------------------|-----------------------|-------------|
| 5.6       | Miscellaneous Systems  |        | Bldg. Section     | Description/Condition |             |
| 5.6.1     | Site and building surveillance system (if applicable).   | N/A    |                   |                       |             |
| 5.6.2     | Intrusion alarms (if applicable).  | N/A    |                   |                       |             |
| 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   |        |                   |                       | \$115,000   |

| Section 6 | Portable Buildings   | Rating | Comments/Concerns | Estim. Cost |
|-----------|--|--------|-------------------|-------------|
|           | <i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>         |        |                   |             |
| 6.1.1     | Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).                                    | N/A    |                   |             |
| 6.1.2     | Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).   | N/A    |                   |             |
| 6.1.3     | Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).   | N/A    |                   |             |
| 6.1.4     | Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).                  | N/A    |                   |             |
| 6.1.5     | Interior finishes (i.e., floors, walls, ceiling).  | N/A    |                   |             |
| 6.1.6     | Millwork (i.e., counters, shelving, vanities, cabinets).   | N/A    |                   |             |
| 6.1.7     | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)   | N/A    |                   |             |
| 6.1.8     | Heating system.  | N/A    |                   |             |
| 6.1.9     | Ventilation system.  | N/A    |                   |             |
| 6.1.10    | Electrical, communication and data network systems.  | N/A    |                   |             |
| 6.1.11    | Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials). | N/A    |                   |             |
| 6.1.12    | Barrier-free access.   | N/A    |                   |             |
|           | <b>Overall Portable Bldgs Condition &amp; Estim Costs</b>  |        |                   | \$0         |

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

| Section 7 | Space Adequacy   | This Facility |      |            | Equiv. New Facility |           |            | Surplus/<br>Deficiency | Comments/Concerns   |
|-----------|--|---------------|------|------------|---------------------|-----------|------------|------------------------|---|
|           |  | No.           | Size | Total Area | No.                 | Size      | Total Area |                        |   |
| 7.1       | Classrooms   | 10            |      | 785.9      | 6                   | 80        | 480        | 305.9                  |   |
| 7.2       |  | 0             |      | 0          | 1                   | 95        | 95         | -95                    |   |
| 7.3       | Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)                          | 0             |      | 0          | 1<br>2              | 130<br>90 | 310        | -310                   |   |
| 7.4       | Gymnasium (incl. gym storage)  | 1             |      | 224        |                     |           | 275        | -51                    |   |
| 7.5       | Library/Resource Areas   | 2             |      | 149.5      |                     |           | 120        | 29.5                   |   |
| 7.6       | Administration/Staff, Physical Education, Storage Areas                            | 6             |      | 118        |                     |           | 342        | -224                   |   |
| 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) |               |      | 862.7      |                     |           | 563        | 299.7                  | Data sheets provided do not contain information about circulation, wall area & crush space for this school. |
|           | <b>Overall Space Adequacy Assessment</b>   |               |      | 2140.1     |                     |           | 2185       | -44.9                  |   |

| Evaluation Component/<br>Sub-Component                    | Additional Notes and Comments  |
|---|--|
| <b>Building Code</b>                                      | The study team for the 2000 evaluation did not specifically 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 have not been identified. Further Investigation may be required.   |
| <b>General</b>  | This school is presently leased and is not utilized by Edmonton Catholic Schools. It appears as if this may have been the case for some time as it is apparent that this school has not received the same levels of ongoing maintenance which other Schools seem to have benefitted from. A thorough and detailed investigation would be required to establish an accurate assessment of the state of this school and costs associated with deficiency work. On the basis of this brief inspection it is apparent that a significant investment would be required to bring this school up to any reasonable standard.  |
| <b>List of Reports/<br/>Supplementary<br/>Information</b> | <p>Educational Facilities Master Plan 2007<br/> Edmonton Catholic Schools March 1998<br/> Inventory of Core School Buildings – Edmonton Catholic School District Summary From Alberta Education School Buildings Service Areas in m2<br/> Roofing Projects Revised July 22, 1999<br/> 1997 B.Q.R.P.<br/> 1998 B.Q.R.P.<br/> 1996 B.Q.R.P.<br/> 1995 B.Q.R.P.<br/> 1993 B.Q.R.P.<br/> Heating, Ventilation and Air Conditioning Systems<br/> Portable Classroom Locations – Edmonton Catholic Schools<br/> Edmonton Catholic Schools Fire Alarm Systems<br/> Consultants for School Facilities<br/> Edmonton Catholic Schools – Legal Description December 01, 1998<br/> Inventory of School Buildings – Edmonton Catholic Schools November 05, 1999<br/> Edmonton Catholic Schools – Gymnasium Inventory<br/> Edmonton Catholic Schools – 1999/2000<br/> Summary of Minor Modernization Projects From 1990 through to 1999<br/> Major Modernizations and Additions<br/> Summary of Alternately Funded Renovation Projects<br/> Standard Assessment and Utilization Report 0018 Edmonton RCS REG DIV #40</p> <p>Data Sheets</p> <p>St. Margaret School      88/03/11</p> <p>Mini-Plans</p> <p>St. Margaret School      Last Rev. May.1972</p> |