

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	St. Maria Goretti			School Code:	8047	
Location:	Edmonton			Facility Code:	1990	
Region:	Central			Superintendent:	Dr. Dale Ripley	
Jurisdiction:	Edmonton Catholic Regional Division No. 40			Contact Person:	Mr. Garnet Mc Kee	
				Telephone:	(780) 453-4500	
Grades:	K-6			School Capacity:	350	
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	1977	1	2138.7	masonry construction, steel structure, flat roof, face brick and metal cladding.	hot water heating, air handling unit.	net capacity reduced by leases to 295
Additions/ Expansions	1976	1	760	wood frame relocatable school with 6 wood frame portables as classrooms.	furnaces	original construction designated as "relocatable school" consisting of relocatable portables.
				Evaluator's Name:	Burgess Bredo	
				& Company:	Burgess Bredo Architect Ltd.	

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Upgrading/ Modernization (identify whether minor or major)	1997	1	2161	1977 portion of school was re-roofed.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1976	1	760	wood frame, flat roof, wood cladding.	furnaces	6 units built in 1976 (ECS numbers 87-92), attached to school, re-locatable, poor condition.
List of Reports/ Supplementary Information	Fire Alarm System Annual Test: August 26, 1999 (Top Fire Safety)					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Minor repair to concrete sidewalk blocks and re-seeding in areas.	\$2,000.00
2	Building Exterior	Replace weather stripping on windows.	\$3,000.00
3	Building Interior	Upgrade finishes, built-in millwork for computer lab, barrier free washrooms, minor miscellaneous repairs.	\$90,900.00
4	Mechanical Systems	Mechanical system is generally in good shape with some minor repairs required.	\$6,500.00
5	Electrical Systems	Building fire alarm system is old and needs to be upgraded. Building fluorescent lighting should be upgraded to T8 style of lamps with electronic ballasts. Building intercom system should be upgraded.	\$136,100.00
6	Portable Buildings	Re-roof and re-finish exterior and interior wall surfaces. Upgrade finishes and replace toilet partitions. Renovate one washroom for BFA.	\$183,400.00
7	Space Adequacy:		
	7.1 Classrooms	Deficient 56.6	-
	7.2 Science Rooms/Labs	Deficient 97.2	-
	7.3 Ancillary Areas	Deficient 152.2	-
	7.4 Gymnasium	Slightly Excessive	+2.3
	7.5 Library/Resource Areas	Deficient 48.5	-
	7.6 Administration/Staff Areas	Deficient 183.4	-
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive +462.3	
	Overall School Conditions & Estim. Costs	Deficient	-73.3 \$421,900.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.			
		4	Adequate site size, located adjacent Homesteader Community League.	
1.1.2	Outdoor athletic areas.			
		4	Soccer and baseball fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.			
		4	Adventure playground with sand base located between front of school and Hermitage Road.	
1.1.4	Site landscaping.			
		3	Trees, bushes and lawn area to the front of school. Muddy areas around the school require re-seeding.	\$1,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).			
		4	Chain link fencing along Hermitage Road. Bike stand, flag poles. High fence along railway right of way behind school .	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).			
		4	Drainage appears sufficient.	
1.1.7	Evidence of sub-soil problems.			
		4	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.			
		4	No concerns.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).			
		4	Vehicles access site from Hermitage Road on north east side of school. Pedestrians access site from City sidewalks along Hermitage Road and 127 Ave.	

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Short paved driveway with cast in place concrete curbs from Hermitage Road to parking lot.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No bus drop off zone provided or required at this time.	
1.2.4	Fire vehicle access.	4	Good fire access around the building.	
1.2.5	Signage.	4	Building signed. Parking signed.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	14 energized parking stalls for staff. Assumed remaining 14 stalls available to visitors and staff during school hours.	
1.3.2	Layout and safety of parking lots.	4	Two parking lots. First lot from Hermitage Road straddles property line between school and community league. Second parking lot for +/-30 cars is totally within community league property but accessed from first lot.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	First lot is asphalt with cast in place concrete curbs; positive drainage.	
1.3.4	Layout and safety of sidewalks.	4	All parking is remote from school and sidewalks system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks around permanent construction, concrete sidewalk blocks around portables, some of the sidewalk blocks require re-seating to eliminate hazardous steps; There are also some shale walkways.	\$1,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	No curb cut required at parking lot.	
Other				
	Overall Site Conditions & Estimated Costs			\$2,000.00

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1977	Wood framed suspended floor at stage, concrete slab on grade at balance; heaving and settlement problem adjacent gym exit door has been recently repaired.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1977	Concrete block with steel columns; no problems evident.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1977	Open web steel joists and metal deck; no problems evident.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	<u>Description/Condition/Age</u>	
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).	5	1977	Roof was replaced in 1996 with 2 ply SBS membrane; good condition (2,138 sq.m.).	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1977	Roof hatch from mechanical room, ladder to upper gym roof.	
2.2.3	Control of ice and snow falling from roof.	4	1977	No problems evident.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		No skylights.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1977	Face brick and pre-finished metal cladding; some water stains on brick.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1977	Pre-finished metal cladding at fascia, plywood soffits; no problems noted.	
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	1977	Concrete block walls with 2 ply SBS roof as primary components of building envelope. No evidence of air infiltration/exfiltration.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1977	Roof drainage tied in to City storm sewer.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1977	Minor cracking in concrete block but otherwise no concerns.	
Other					
2.4	Exterior Doors and Windows				
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1977	Aluminum entrances set in aluminum frames. Glazed hollow metal set in pressed steel frames; no problems evident.	

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	1977 Security grilles fixed over glazing in hollow metal door and sidelites at back of school.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1977 Push bar panic devices and closers functioning as required.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1977 Aluminum framed with vents along bottom; reported to be drafty, replace weather stripping.	\$3,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1977 Security grilles fixed over windows at back of school.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1977 Glazed hollow metal doors and aluminum framed windows; windows are drafty.	Costs in 2.4.4
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$3,000.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1977	Concrete block and frame partitions; no problems evident.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1977	Concrete slab on grade; some heaving and settlement adjacent gym exit.	
Other					
3.2	Materials and Finishes				
3.2.1	Floor materials and finishes.	3	1977	Multiple patterns of vinyl tile in hallways, some tiles are coming loose; repair. Carpet in library and staff areas in acceptable condition. Sand down and re-finish wood parquet floor in gym.	\$11,500.00
3.2.2	Wall materials and finishes.	3	1977	Some paint peeling in areas; due for re-painting within 5 years.	\$34,200.00
3.2.3	Ceiling materials and finishes.	3	1977	Acoustic tiles set in T-bar grid; replace tiles stained from past roof leaks.	\$1,000.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)				
3.2.4	Interior doors and hardware.	4	1977	Hollow metal and solid core wood doors set in pressed steel frames. Hardware still functioning properly.	
3.2.5	Millwork	3	1977	Painted wood cabinets still functional. Provide permanent millwork for computer lab in lieu of tables, pac poles and extension cords.	\$30,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1977	Whiteboards and tackboards throughout in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1977	Basketball hoops and gym equipment in good condition.	
3.2.8	Washroom materials and finishes.	4	1977	Floors: cementitious seamless flooring cracked, but still serviceable. Walls: painted concrete block. Ceilings: painted gypsum board.	
Other		3	1977	Approximately 50% of toilet partition doors are damaged; replace.	\$1,200.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>			
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1977 Non-combustible construction, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	1977 School separated into zones with rated doors which are then wedged open. Replace wedges with electromagnetic hold open devices.	\$3,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1977 Appear to comply.	
3.3.4	Exiting distances and access to exits.	4	1977 Appear to comply.	
3.3.5	Barrier-free access.	3	1977 Path of travel: complies. Doors and doorways: power assisted entrance door required. Washrooms: conforms to pre-1997 code, lacks space at door jamb for wheelchairs. Modify staff rooms to comply.	\$5,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	1977 No asbestos audit available, but required; provide.	\$5,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1977 No concerns.	
Other				
	Overall Bldg Interior Condition & Estim Costs			\$90,900.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1977	Two catch basins provided to parking lot and surface drainage to field. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1977	A few hose bibbs at building exterior. No irrigation. No problems noted.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems				
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).	N/A		Not required.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1977	ABC type multi-purpose fire extinguishers and water type fire extinguishers. No problems noted.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		Not required.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems				
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	All	Two water services provided with 1-51mm with 38 mm water meter in 1976 building section, and 1-152 mm with 38 mm water meter in 1977 building section. All appear in good shape with no problems noted.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	1977	No pumps. Valves appear in good shape. No problems noted.	
4.3.4	Piping and fittings.	4	1977	Copper water supply piping. All piping appears in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1977	Wall hung urinals with flush valves, recessed lavatories, and mixture of water closets with tanks and water closets with flush valves. No problems noted.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1977	State 70 gallon hot water heater complete with Taco Pump. No problems noted.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1977	Municipal service connection to building with no problems noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems				
4.4.1	Heating capacity and reliability (including backup capacity).	3	1977	2-Rapack 945.4 MBH input boilers feeding reheat coils and two built-up ventilation units. Two heating pumps appear to be leaking and should be replaced.	\$6,000.00
4.4.2	Heating controls (including use of current energy management technology).	4	1977	Boilers controlled by building energy management system with no problems noted.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1977	Combustion air appears to be adequate. Remove damper from combustion air duct. Chimney constructed of galvanized sheet metal and appears in good shape.	\$500.00
4.4.4	Treatment of water used in heating systems.	4	1977	Heating water treated with chemicals on a regular basis with no problems noted.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1977	Low water cut-off and pressure relief to boilers. Boiler alarm provided through building energy management system. All appears in good shape with no problems noted.	
4.4.6	Heating air filtration systems and filters.	4	1977	Ventilation system has replaceable media type filters in metal racks. No problems noted.	
4.4.7	Heating humidification systems and components.	4	1977	Humidification provided through a Burnham 747.2 MHB input boiler. No problems noted.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)				
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1977	Schedule 40 steel piping provided for hot water heating and ductwork for ventilation air. No problems noted.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1977	Fiberglass pipe insulation provided to all domestic water and heating piping. Insulation appears to be in good shape with no problems noted.	
4.4.10	Heat exchangers.	4	1977	Tube style boilers. Heat exchangers appear in good shape with no problems noted.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1977	Ventilation unit appears in good shape with no problems noted.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1977	Even heating throughout building with no problems noted.	
4.4.13	Zone/unit heaters and controls.	4	All	Convectors in corridors, force flow units in corridors and unit heaters in mechanical room. No problems noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems				
4.5.1	Air handling units capacity and condition.	4	1977	2-built-up air handling units with heating coil. No problems noted.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1977	Design requirements unknown. Likely designed at 15 CFM per student. Installation appears satisfactory with no problems noted.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1977	Design requirements unknown. Air flow appears good with no problems noted.	
4.5.4	Exhaust systems capacity and condition.	4	1977	Exhaust system capacity unknown. Exhaust system appears to service washrooms and storage areas with no problems noted.	
4.5.5	Separation of out flow from air intakes.	4	1977	Appears to be good separation with no problems noted.	
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		Estim. Cost
4.5	Ventilation Systems (cont'd)				
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	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				
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				
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1977	Andover control system. No problems noted.	
Overall Mech Systems Condition & Estim. Costs					\$6,500.00

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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	1977	Underground service from pad mounted utility transformer. Service size appears to be 800A circuit breaker, 120/208V/3PH/4W with Westinghouse switchgear. No problems noted.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4	1977	High pressure sodium light fixtures located around building and parking with no problems noted.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4	1977	Approximately 14 stalls with no problems noted.	
	Other				
5.2	Life Safety Systems				
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	1977	Edwards 6500. System is old and should be upgraded in order to provide continued service. Also provide magnetic door holders at corridor doors and visual strobe lights.	\$40,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4	1977	DC style battery pack units with remote heads. System appears to be in good operating order with no problems noted.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4	1977	LED type exit signs, all appear in good shape with no problems noted.	
	Other				

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	3	1977	Provide surge protection.	\$3,000.00
5.3.2	Panels and wireways capacity and condition.	4	1977	Panelboards located throughout building. Panels appear to have spare spaces to accommodate future renovations. No problems noted.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4	1977	Wiring devices generally in good shape and provided with stainless steel coverplates. No problems noted.	
5.3.5	Motor controls.	4	1977	Motor starters provided to major motor loads. Starters appear in good shape with no problems noted.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems				
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1977	Lighting in building generally comprises of surface mounted fluorescent fixtures using T12 lamps. Fixtures and light levels appear good with no problems noted.	Costs in 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1977	No health and safety concerns noted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1977	Recommend that fluorescent lighting be retrofitted to T8 style lamps with electronic ballasts.	\$55,600.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems				
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1977	Standard telephone system with telephones provided to general office. No problems noted.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	1977	Older Bogen MCP-35A intercom system. Recommend system be upgraded in order to provide continued service.	\$35,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	1977	Category type 5 wiring with no problems noted.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1977	Wiring left loose at tables as a portable type installation. No problems noted.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1977	Dedicated hub location. No problems noted.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1977	Power wiring to computers and equipment appears to be good with no problems noted.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems				
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4	1977	General type of security system using motion detectors, magnetic door contact switches, and alarm keypad. System monitored through central monitoring station with no problems noted.	
5.6.3	Master clock system (if applicable).	3	1977	Older Edwards time clock system. System does not appear to be fully operational. Recommend that system be upgraded to operate from building energy management system.	\$2,500.00
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					\$136,100.00

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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>		PORTABLE - ST. MARIA GORETTI 6 Attached portables built in 1976 complete with wood framed support spaces; front of school.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood blocking on temporary foundations and concrete piles.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Conventional BUR roof, evidence of past and current leaks; replace roofing.	\$54,600.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Stained wood siding with mansard roof; requires re-finishing.	\$19,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Original wood frame windows fitted with aluminum unit framed inserts (1983/87)	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Acoustic tile ceilings and vinyl tile floors in all common areas very poor condition; replace. Carpet in classrooms; replace. All wall surfaces require re-painting.	\$42,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Clear finish bookshelves with carpet kick, generally in good condition. Repair damaged vanities in washrooms.	\$1,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	Whiteboards and tackboards. Replace wood toilet partitions.	\$4,800.00
6.1.8	Heating system.	3	Flame Master furnaces for heating and ventilation. Furnaces are old and should be replaced in order to provide continued service.	\$30,000.00
6.1.9	Ventilation system.	3	Building ventilation provided through heating furnaces. Furnaces are in poor shape and should be replaced.	Costs in 6.1.8
6.1.10	Electrical, communication and data network systems.	3	Fluorescent light fixtures should be upgraded to T8 lamps with electronic ballasts.	\$10,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Fire alarm and emergency lighting systems do not comply with code and should be upgraded.	\$15,000.00
6.1.12	Barrier-free access.	3	Washrooms are not barrier free; provide one BFA washroom.	\$7,000.00
	Overall Portable Bldgs Condition & Estim Costs			\$183,400.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11	71.2	783.4	3 6	80 100	840	-56.6	Based on elementary core tables, capacity 200. Includes 6 portables.
7.2	Science Rooms/Labs	1		92.8	2	95	190	-97.2	Including prep. and storage.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	78.9	157.8	1 2	130 90	310	-152.2	
7.4	Gymnasium (incl. gym storage)			475.3	1 1	430 43	473	2.3	Including storage in existing.
7.5	Library/Resource Areas			111.5	1	160	160	-48.5	
7.6	Administration/Staff, Physical Education, Storage Areas			181.6	1 1 1	247 70 48	365	-183.4	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1096.3	1 1 1 1	343 165 84 42	634	462.3	
	Overall Space Adequacy Assessment			2898.7			2972	-73.3	